

Residential Revalue
2010 Assessment Roll

East Ballard
AREA 82

King County Department of Assessments
Seattle, Washington

Table of Contents

<i>Table of Contents</i>	2
<i>Executive Summary Report</i>	3
<i>Analysis Process</i>	10
<i>Land Model</i>	13
<i>Vacant Sales Used</i>	20
<i>Vacant Sales Removed</i>	22
<i>Improved Parcel Total Value Model</i>	23
<i>Improved Sales Used</i>	31
<i>Improved Sales Removed</i>	47
<i>Model Validation</i>	50
<i>USPAP Compliance</i>	56

Executive Summary Report

Appraisal Date 1/1/2010 - 2010 Assessment Roll

Area Name / Number: East Ballard / 82

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 506

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$156,400	\$212,500	\$368,900			
2010 Value	\$167,500	\$215,700	\$383,200	\$416,100	92.1%	9.30%
Change	+\$11,100	+\$3,200	+\$14,300			
% Change	+7.1%	+1.5%	+3.9%			

*COV is a measure of uniformity, the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	\$177,200	\$202,300	\$379,500
2010 Value	\$194,100	\$195,300	\$389,400
Percent Change	+9.5%	+3.5%	+2.6%

Number of improved Parcels in the Population: 5,783

The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling. In addition, parcels with 2009 or 2010 Assessment Roll improvement values of \$25,000 or less were also excluded. These parcels do not reflect accurate percent change results for the overall population. Exceptions may be found in the Improved Parcel Total Value Model Calibration section of this report.

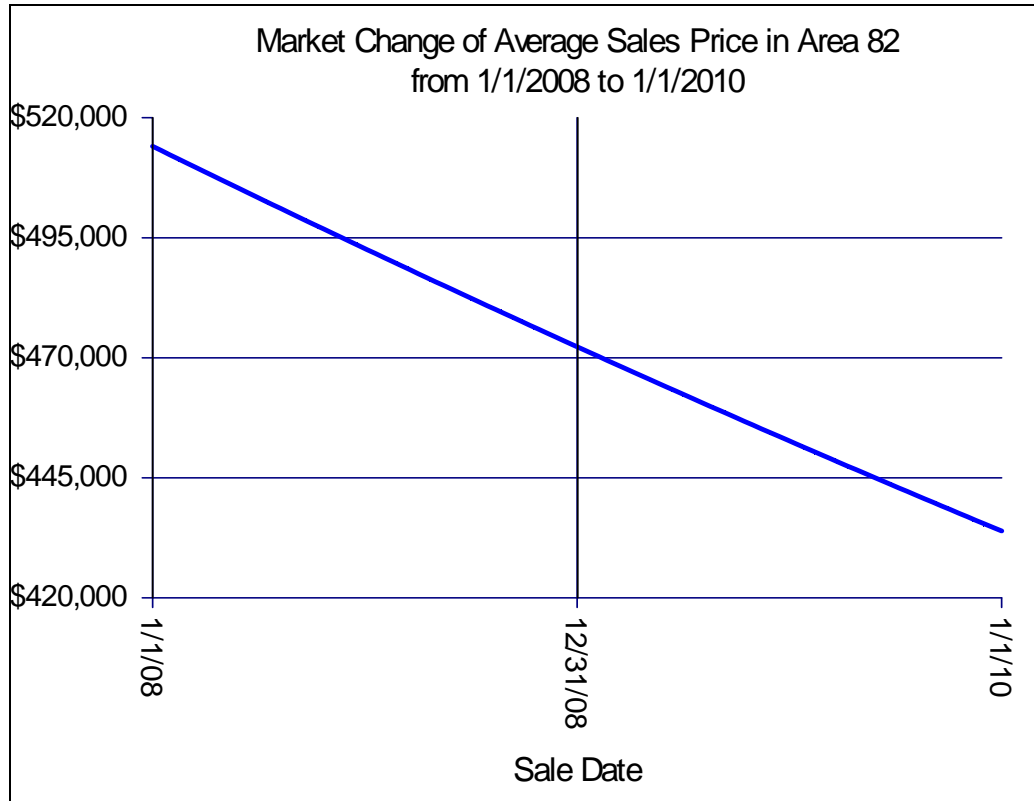
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2010 Assessment Roll.

Market Change of Average Sale Price in Area 82

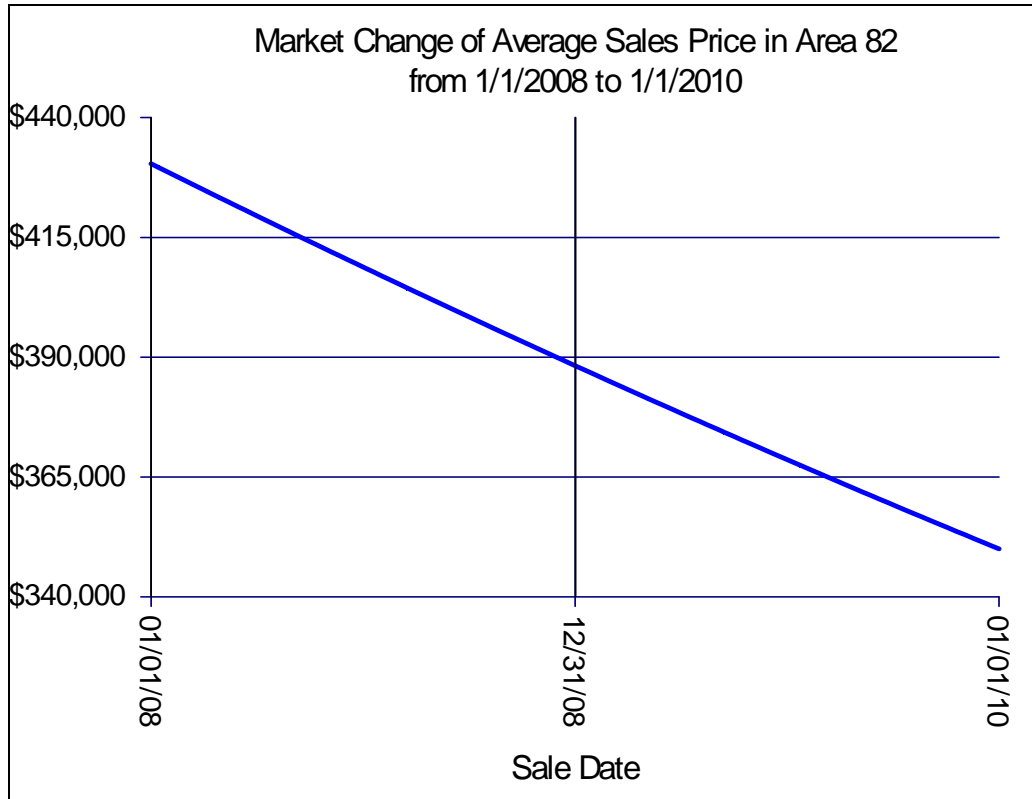
From 1/1/08 to 1/1/10

Using Detached Single Family Residence Sales



Market Change of Average Sale Price in Area 82

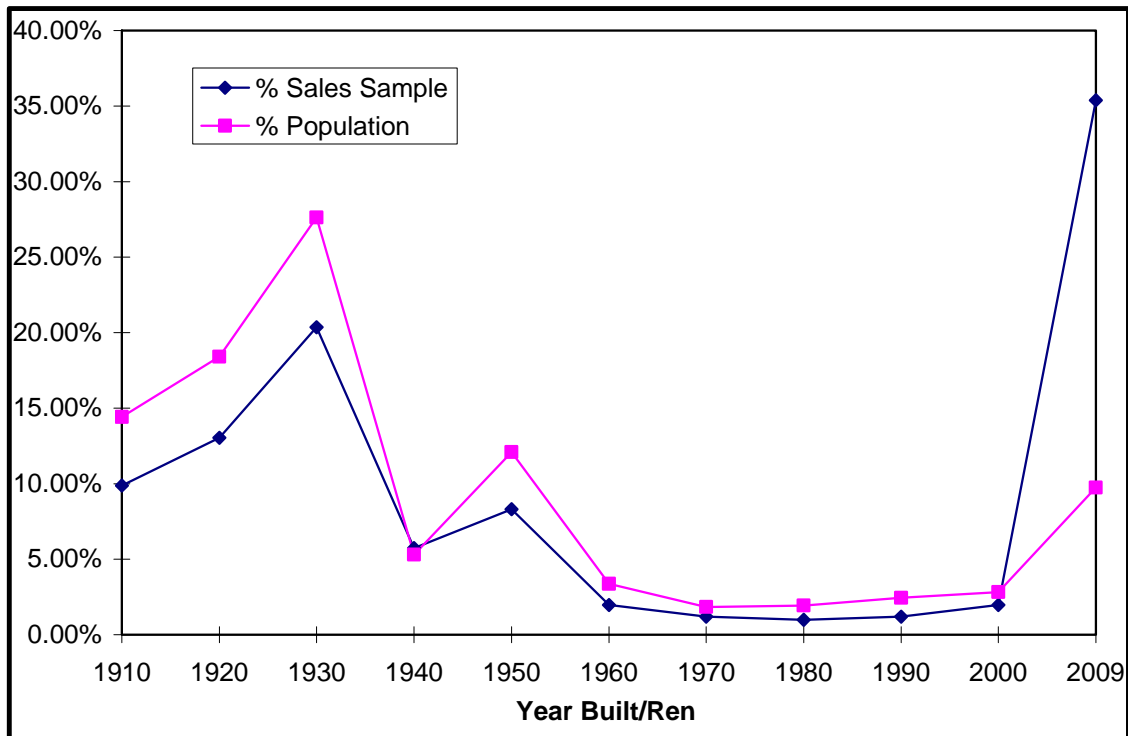
**From 1/1/08 to 1/1/10
Using Townhome Sales**



Sales Sample Representation of Population - Year Built / Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	50	9.88%
1920	66	13.04%
1930	103	20.36%
1940	29	5.73%
1950	42	8.30%
1960	10	1.98%
1970	6	1.19%
1980	5	0.99%
1990	6	1.19%
2000	10	1.98%
2009	179	35.38%
	506	

Population		
Year Built/Ren	Frequency	% Population
1910	834	14.42%
1920	1065	18.42%
1930	1598	27.63%
1940	306	5.29%
1950	699	12.09%
1960	195	3.37%
1970	106	1.83%
1980	112	1.94%
1990	141	2.44%
2000	163	2.82%
2009	564	9.75%
	5783	

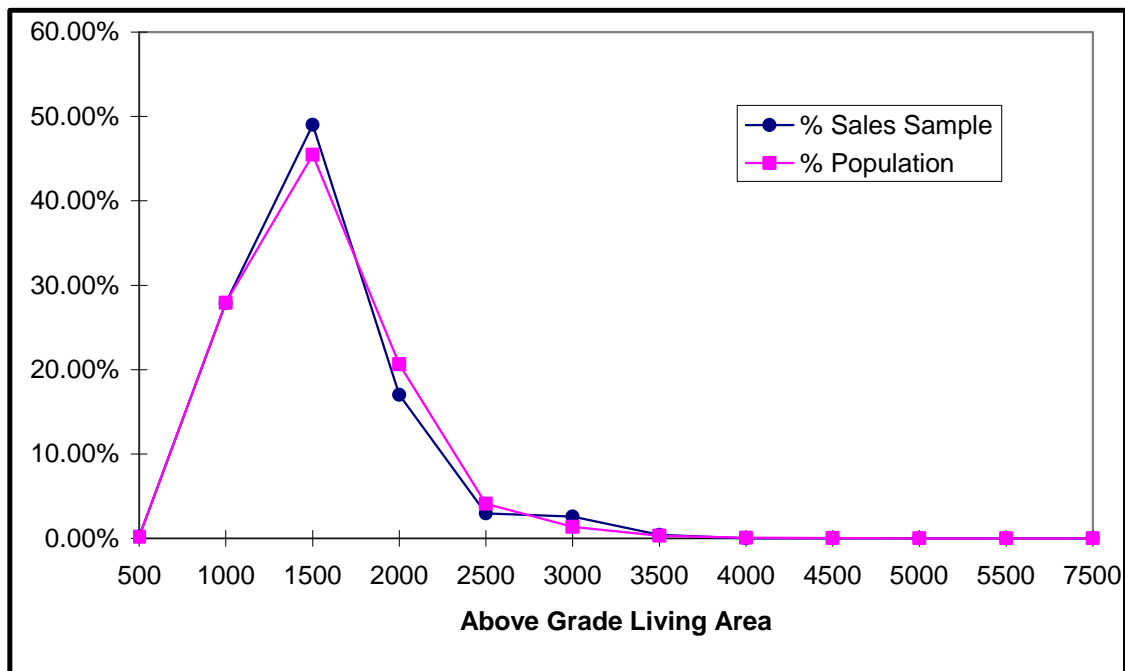


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was accounted for in the model building process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.20%
1000	141	27.87%
1500	248	49.01%
2000	86	17.00%
2500	15	2.96%
3000	13	2.57%
3500	2	0.40%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	506	

Population		
AGLA	Frequency	% Population
500	9	0.16%
1000	1615	27.93%
1500	2629	45.46%
2000	1193	20.63%
2500	237	4.10%
3000	79	1.37%
3500	17	0.29%
4000	3	0.05%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5783	

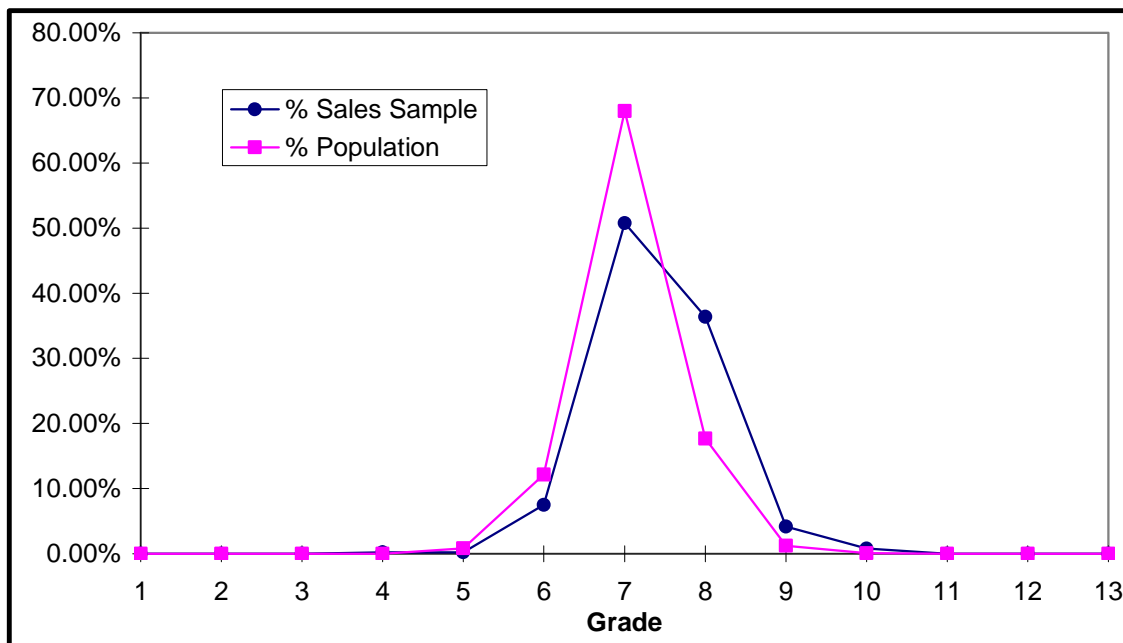


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

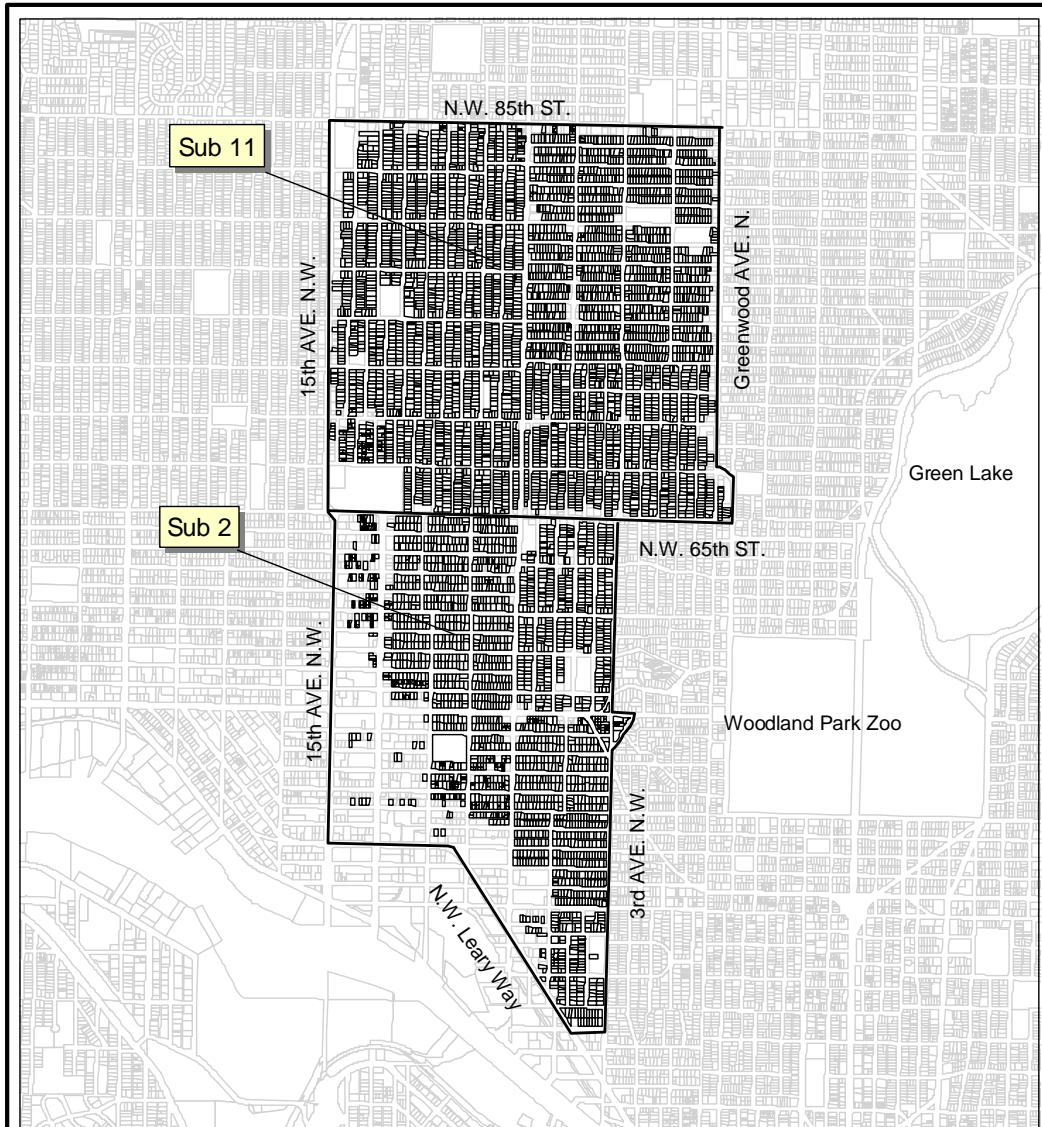
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.20%
5	1	0.20%
6	38	7.51%
7	257	50.79%
8	184	36.36%
9	21	4.15%
10	4	0.79%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	506	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	49	0.85%
6	704	12.17%
7	3930	67.96%
8	1023	17.69%
9	70	1.21%
10	6	0.10%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5783	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Area 82 Map



Area 82 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: SEL_c:\statelarea82_2011_tax_roll\report\map\area82_sub_area_map.apr



Department of Assessments



Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: May 17, 2010

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 1/2010 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/10.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 82---East Ballard

Boundaries:

This area is generally bounded by Northwest 85th Street on the north, 15th Avenue Northwest on the west, Northwest Leary Way on the south, and 3rd Avenue Northwest on the east up to Northwest 65th Street and Phinney Avenue North and Greenwood Avenue North from 65th Street northward to 85th Street.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 82 is located in the northwestern part of Seattle. It contains the eastern portion of the Ballard neighborhood and also a portion of the Phinney Ridge neighborhood located north of Northwest 65th Street. Major attributes of this area include close proximity to Green Lake, the Ballard Locks, Shilshole Marina, Carkeek Park, Woodland Park Zoo, Woodland Park, and is relatively close to the downtown business core. Overall the topography of this area is gently sloped. The eastern portion has steeper slopes. Over 99% of the parcels are improved in this area.

This area was extensively developed prior to 1930. From 1910 to 1929 over one half of the homes were built. The typical house is grade 7 in quality, has 1,290 square feet of above grade living area, has 1,510 square feet of total living area, and is in good condition. The average lot size is 4,181 square feet. Approximately 8% of the homes have more than one living unit. East Ballard overall has a large supply of apartments and rental dwellings. Approximately 14% of Area 82 is zoned to allow higher density development compared to single family residential zoning. Over the past 5 years the number of townhomes built has been noticeable.

Area 82 is divided into two sub areas. Sub area 2 is located south of Northwest 65th Street. This area contains the majority of the higher density zoning. Apartment buildings, triplexes, and duplexes are spread throughout single family residential areas. The average 2010 assessment year value in sub area 2 is \$381,100 . Sub area 11 is located north of Northwest 65th Street. This area is primarily single family residences. The southeast portion of sub area 11 contains a portion of the Phinney Ridge neighborhood. This neighborhood has views of the Olympic Mountains and territorial views looking westward. This area contains the highest assessed values in area 82. The average 2010 assessment year value in sub area 11 is \$395,400 .

The total assessed value of all parcels for the 2010 assessment year was \$2,417,363,500 . For the 2009 assessment year the total was \$2,333,494,200 . As a result of our physical inspection we added \$15,785,000 in assessed value attributable to new construction on the tax roll. The physical inspection began on 9/8/2009 and was completed on 5/12/2010.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to

current adjusted sale prices (1/1/10). The study was also repeated after the application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 11.84% to 9.30%.

Scope of Data

Land Value Data:

Vacant sales from 1/2008 to 1/2010 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2010. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of Ballard, Crown Hill, Sunset Hill, Greenwood, Phinney Ridge, Green Lake, Pinehurst, Victory Heights, Wallingford, Maple Leaf, North Beach, Wedgwood, Fremont, University District, Bryant, Licton Springs, Haller Lake, Lake City, and Bitter Lake were also analyzed in the valuation of land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Over 99% of the parcels have houses on them in area 82. Vacant land sales in area 82 and the surrounding areas were very rare. Therefore, we extended our sales search range from 1/07 to 11/09. There was only one vacant land sale occurring from 1/07 to 11/09 in area 82. We also analyzed 21 teardown sales occurring in the same time frame. These sales were analyzed to supplement the vacant lot sales analysis. We also analyzed sales in similar neighborhoods that included Ballard, Crown Hill, Sunset Hill, Greenwood, Phinney Ridge, Green Lake, Pinehurst, Victory Heights, Wallingford, Maple Leaf, North Beach, Wedgwood, Fremont, University District, Bryant, Linton Springs, Haller Lake, Lake City, and Bitter Lake. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 2002. Since the 2003 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity, and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

Large sites, where short platting is typical, were valued based on zoning and number of sites allowed for development with consideration made for development costs. The typical development cost used in this area was \$25,000 .

Area 82 was divided into 5 neighborhoods. The breakdown of these neighborhoods was utilized as an efficient technique to identify and value different pockets within the sub areas. A map of these neighborhoods is included at the end of this section.

Neighborhood 1 contains the majority of sub area 2. It is bounded by 15th Avenue Northwest on the west, Northwest 65th Street on the north, 3rd Avenue Northwest on the east, and either Northwest 45th Street, Northwest 49th Street, Northwest 50th Street, or Northwest Market Street on the south. Approximately 72% of the parcels are zoned for single family development. It contains numerous townhome developments built within the past 10 years. It also has the most duplexes or triplexes than any other neighborhood. Some parcels located in the eastern portion have views of the Olympic Mountains, Bainbridge Island, Ballard, and Magnolia. There are 1,988 parcels in **Neighborhood 1**.

Neighborhood 2 is located in the southwestern portion of sub area 2. It is bounded by 15th Avenue Northwest on the west, Northwest Leary Way on the south, 8th Avenue Northwest and 11th Avenue Northwest on the east, and Northwest Market Street on the north. All of the zoning in this area is for commercial uses. Many industrial/manufacturing businesses are located here. Most houses in this area are in an interim use stage due to the zoning of the land. There are 30 parcels in **Neighborhood 2**.

Neighborhood 3 is located at the southern part of sub area 2. Northwest 45th Street serves as its northern border, Northwest Leary Way on the west, Northwest 41st Street on the south, and 3rd Avenue Northwest on the east. It is characterized by having many rental properties that includes duplexes and triplexes. **Neighborhood 3** is a transitional area between the communities of Ballard and Fremont. There are 173 parcels in **Neighborhood 3**.

Neighborhood 4 contains the majority of sub area 11. It is bound by Northwest 85th Street on the north, 15th Avenue Northwest on the west, Northwest 65th Street on the south, and 3rd Avenue Northwest and Greenwood Avenue North on the east. This area is predominately zoned for single family development. There are few commercial businesses in this neighborhood with the exception of 15th Avenue Northwest. There are 3,302 parcels in **Neighborhood 4**.

Neighborhood 5 is primarily located in the southeastern part of sub area 11. It is a part of the Phinney Ridge community. It is generally bounded by Northwest 73rd Street on the north, 3rd Avenue Northwest on the west, Northwest 65th Street on the south, and Greenwood Avenue North and Phinney Avenue North on the east. There is a small section located east of 3rd Avenue Northwest between Northwest 52nd Street and Northwest 55th Street in sub area 2. This area has the highest percentage of single family development. Most of the area is located on the western slope of Phinney Ridge. Many parcels have views of the Olympic Mountains, Puget Sound, Bainbridge Island, Ballard, and Magnolia. There are 449 parcels in **Neighborhood 5**.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Lot Size Adjustments for Single Site Parcels on SF 5000 Zoned Land

Lot Size	Nghd 1	Nghd 2	Nghd 3	Nghd 4	Nghd 5
850 - 1,699 s.f.	\$95,000	NA	\$84,000	\$95,000	\$115,000
1,700 - 2,199 s.f.	\$112,000	NA	\$107,000	\$123,000	\$135,000
2,200 - 2,699 s.f.	\$131,000	NA	\$125,000	\$143,000	\$158,000
2,700 - 2,999 s.f.	\$148,000	NA	\$141,000	\$161,000	\$178,000
3,000 - 3,499 s.f.	\$164,000	NA	\$156,000	\$178,000	\$197,000
3,500 - 3,999 s.f.	\$170,000	NA	\$162,000	\$184,000	\$204,000
4,000 - 4,499 s.f.	\$195,000	NA	\$185,000	\$210,000	\$233,000
4,500 - 4,999 s.f.	\$205,000	NA	\$194,000	\$220,000	\$245,000
5,000 - 5,499 s.f.	\$208,000	NA	\$197,000	\$223,000	\$248,000
5,500 - 5,999 s.f.	\$211,000	NA	\$200,000	\$226,000	\$251,000
6,000 - 6,499 s.f.	\$214,000	NA	\$203,000	\$229,000	\$255,000
6,500 - 6,999 s.f.	\$217,000	NA	\$206,000	\$232,000	\$258,000
7,000 - 7,499 s.f.	\$220,000	NA	\$209,000	\$235,000	\$261,000
7,500 - 7,999 s.f.	\$223,000	NA	\$212,000	\$238,000	\$264,000
8,000 - 8,999 s.f.	\$227,000	NA	\$215,000	\$242,000	\$268,000
9,000 - 9,999 s.f.	\$230,000	NA	NA	\$246,000	\$272,000
10,000 - 10,999 s.f.	\$233,000	NA	NA	\$250,000	\$276,000
11,000 - 12,999 s.f.	\$238,000	NA	NA	\$256,000	NA
13,000 - 15,999 s.f.	NA	NA	NA	\$262,000	NA
16,000 - 18,999 s.f.	NA	NA	NA	\$268,000	NA

For view, traffic noise, and other adjustments see page 19.

Lot Size Adjustments for Lowrise-1 Zoned Land

Lot Size	Nghd 1	Nghd 2	Nghd 3	Nghd 4	Nghd 5
950 - 1,699 s.f.	\$95,000	NA	\$84,000	\$95,000	\$115,000
1,700 - 2,199 s.f.	\$112,000	NA	\$107,000	\$123,000	\$135,000
2,200 - 2,699 s.f.	\$131,000	NA	\$125,000	\$143,000	\$158,000
2,700 - 2,999 s.f.	\$148,000	NA	\$141,000	\$161,000	\$178,000
3,000 - 3,599 s.f.	\$164,000	NA	\$156,000	\$178,000	\$197,000
3,600 - 3,999 s.f.	\$190,000	NA	\$162,000	\$190,000	\$230,000
4,000 - 4,499 s.f.	\$285,000	\$285,000	\$252,000	\$285,000	\$345,000
4,500 - 4,999 s.f.	\$295,000	\$295,000	\$262,000	\$295,000	\$357,000
5,000 - 5,599 s.f.	\$298,000	NA	\$265,000	\$298,000	\$360,000
5,600 - 5,999 s.f.	\$380,000	NA	\$336,000	\$380,000	\$460,000
6,000 - 6,499 s.f.	\$383,000	NA	\$339,000	\$383,000	\$463,000
6,500 - 7,199 s.f.	\$386,000	NA	\$342,000	\$386,000	\$466,000
7,200 - 7,499 s.f.	\$475,000	NA	\$420,000	\$475,000	\$575,000
7,500 - 7,999 s.f.	\$478,000	NA	\$423,000	\$478,000	\$578,000
8,000 - 8,799 s.f.	\$482,000	NA	\$427,000	NA	\$582,000
8,800 - 9,999 s.f.	\$570,000	NA	\$504,000	NA	\$690,000

For view, traffic noise, and other adjustments see page 19.

Lot Size Adjustments for Lowrise-2 or Lowrise-2 RC Zoned Land

Lot Size	Nghd 1	Nghd 4	Nghd 5
1,200 - 1,699 s.f.	\$95,000	\$95,000	NA
1,700 - 2,199 s.f.	\$112,000	\$123,000	NA
2,200 - 2,699 s.f.	\$131,000	\$143,000	NA
2,700 - 3,199 s.f.	\$148,000	\$178,000	NA
3,200 - 3,599 s.f.	\$190,000	\$190,000	NA
3,600 - 4,199 s.f.	\$285,000	\$285,000	NA
4,200 - 4,499 s.f.	\$297,000	\$297,000	NA
4,500 - 4,999 s.f.	\$380,000	\$380,000	NA
5,000 - 5,499 s.f.	\$383,000	\$383,000	\$383,000
5,500 - 5,999 s.f.	NA	\$475,000	NA
6,000 - 6,599 s.f.	NA	\$478,000	NA
6,600 - 6,999 s.f.	NA	\$570,000	NA

For view, traffic noise, and other adjustments see page 19.

Lot Size Adjustments for Lowrise-3 or Lowrise-3 RC Zoned Land

Lot Size	Nghd 1	Nghd 2	Nghd 4	Nghd 5
650 - 1,699 s.f.	\$95,000	NA	\$95,000	NA
1,700 - 2,199 s.f.	\$112,000	NA	\$123,000	NA
2,200 - 2,699 s.f.	\$131,000	NA	\$143,000	NA
2,700 - 2,999 s.f.	\$148,000	NA	\$178,000	NA
3,000 - 3,499 s.f.	\$190,000	NA	\$190,000	\$190,000
3,500 - 3,599 s.f.	\$285,000	NA	\$285,000	\$285,000
3,600 - 3,999 s.f.	\$290,000	NA	\$290,000	\$290,000
4,000 - 4,499 s.f.	\$380,000	NA	\$380,000	NA
4,500 - 4,999 s.f.	\$390,000	NA	\$390,000	NA
5,000 - 5,399 s.f.	\$393,000	\$393,000	\$393,000	NA
5,400 - 5,999 s.f.	NA	NA	\$475,000	NA

For view, traffic noise, and other adjustments see page 19.

For the following zonings we applied the commercial land model unless it was known townhome development was going to occur:

Zoning	AV per S.F.
C1-40	\$105
IB U/45	\$70
IG2 U/65	\$60
NC1-30	\$90 - \$100
NC1-40	\$85
NC2-30	\$100
NC2-40	\$85 - \$100

Land Valuation adjustments after lot size:

View Amenity (Cumulative)

	Fair	Average	Good	Excellent
Puget Sound	+8%	NA	NA	NA
Olympic Mt.	NA	+6%	+10%	+12%
Territorial	NA	+4%	+8%	+10%
Ship Canal	NA	+6%	NA	NA

Traffic Noise

- 5% for moderate traffic noise
- 15% for high traffic noise
- 30% for extreme traffic noise

Other Adjustments

- 5% if adjacent to commercial property

Townhome Land Valuation

Lot Size	Nghds 1, 2, 4	Nghd 3	Nghd 5
770 - 2,599 s.f.	\$95,000	\$84,000	\$115,000

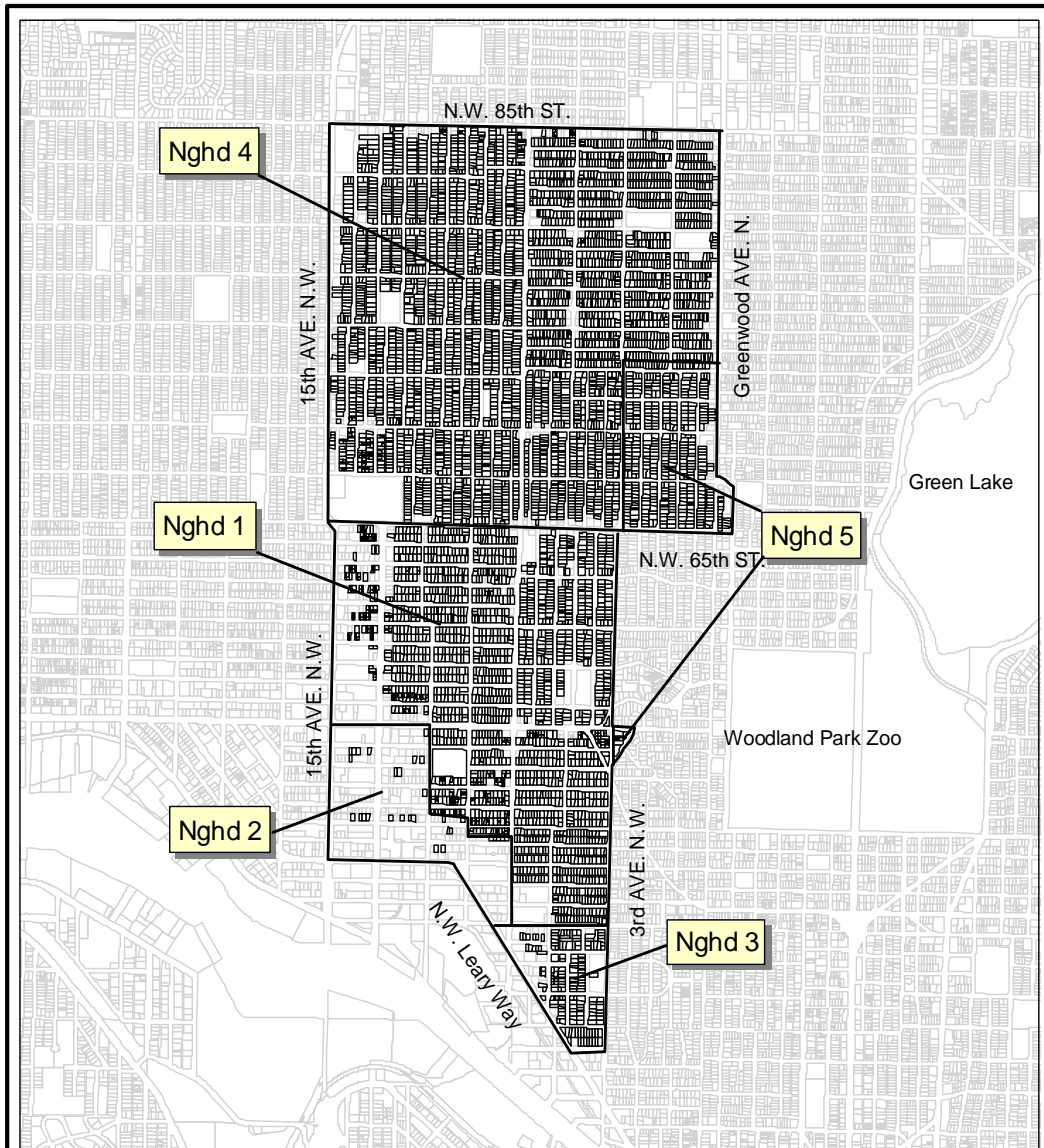
Traffic Noise for Townhomes

- 2.5% for moderate traffic noise
- 7.5% for high traffic noise
- 15% for extreme traffic noise

Land Value = (Lot Size Value-Traffic Adjustment-Adjacent to Commercial Adjustment) + View Adjustment truncated to the lower thousand.

For example, a SF 5000 zoned lot, with 4,000 square feet, located in neighborhood 1, and with high traffic noise would be valued at \$165,000 [$\$195,000 \times (1 - 0.15)$]

A 5,000 square foot lot in neighborhood 5, zoned SF 5000, and with an average Olympic Mountain and average territorial view would be valued at \$272,000 [$\$248,000 \times (1 + 0.06 + 0.04)$]



Area 82 Neighborhood Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: SEL c:\atlas\area 82 2011 tax roll\report map\area 82 nghd map.apr



May 13, 2010

Department of Assessments



Vacant Sales Used In This Physical Inspection Analysis
Area 82

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
82-2	198220	1450	7/6/09	\$205,000	3,758	N	N
82-2	276770	4775	7/18/07	\$670,000	5,000	N	N
82-2	276790	0190	3/31/08	\$320,000	5,000	N	N
82-2	276830	1245	1/30/07	\$500,000	5,000	N	N
82-2	276830	1280	12/6/07	\$517,500	5,000	N	N
82-2	276830	1280	10/5/07	\$480,000	5,000	N	N
82-2	276830	1475	10/26/07	\$1,400,000	11,400	N	N
82-2	276830	1530	5/25/07	\$375,000	3,750	N	N
82-2	276960	1045	1/28/09	\$220,000	5,000	N	N
82-2	276960	2785	5/11/09	\$335,000	5,000	N	N
82-11	046100	3135	2/1/08	\$400,000	7,500	N	N
82-11	287710	0890	3/11/08	\$580,000	5,000	Y	N
82-11	287710	4220	4/10/07	\$510,000	5,000	N	N
82-11	288010	0140	5/30/07	\$670,000	4,970	N	N
82-11	291920	1335	9/12/07	\$335,000	4,095	N	N
82-11	291970	0255	7/14/08	\$140,000	2,834	N	N
82-11	305270	0510	11/26/07	\$600,000	5,000	N	N
82-11	349130	0163	7/1/09	\$320,000	6,350	N	N
82-11	349130	0163	3/21/08	\$366,000	6,350	N	N
82-11	751900	2590	4/19/07	\$379,500	5,150	N	N
82-11	937630	0850	2/23/07	\$1,216,000	10,054	N	N
82-11	937630	1110	10/24/07	\$458,000	4,700	N	N
5-2	113900	0065	9/26/08	\$599,950	6,656	N	N
5-2	515120	0120	3/27/08	\$265,000	5,950	N	N
5-2	616690	0060	1/23/09	\$225,000	9,715	N	N
5-2	758620	0005	7/14/08	\$675,000	7,895	N	N
5-4	017300	0010	2/6/08	\$798,448	8,645	N	N
5-5	026300	0171	1/25/08	\$350,000	10,920	N	N
5-5	312604	9254	5/14/08	\$705,000	7,965	N	N
5-8	094600	0290	11/4/08	\$360,000	4,700	N	N
5-8	926820	0296	4/9/08	\$225,000	5,042	N	N
6-5	303420	0072	3/5/08	\$1,050,000	29,522	N	N
6-7	312604	9458	3/12/08	\$201,000	6,611	N	N
6-7	802170	0480	4/4/08	\$600,000	11,250	N	N
7-3	204450	0222	4/29/08	\$270,000	8,240	N	N
7-6	510140	8889	5/8/08	\$225,000	4,637	N	N
7-6	890100	0876	1/8/08	\$250,000	7,754	N	N
7-8	510040	3473	11/5/08	\$225,000	4,568	N	N
7-8	510140	5136	4/28/08	\$470,000	4,930	N	N
8-1	383400	0589	2/28/08	\$405,000	7,250	N	N
8-1	393590	0335	2/25/08	\$250,000	8,100	N	N
8-1	766370	0967	4/9/08	\$460,000	7,320	N	N
8-1	766370	0970	4/9/08	\$460,000	7,320	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 82***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9-8	313120	0190	10/16/08	\$355,000	5,100	N	N
19-1	276760	3319	7/21/08	\$85,000	1,945	N	N
19-1	276760	3550	9/11/08	\$555,000	5,000	N	N
19-10	444280	0165	1/7/08	\$1,000,000	10,040	N	N
19-10	444380	0665	4/7/09	\$300,000	3,395	N	N
19-10	444380	0665	1/3/08	\$332,000	3,395	N	N
39-6	226700	0410	3/11/08	\$485,000	16,250	N	N
39-9	787050	0005	4/25/08	\$618,000	6,120	Y	N
42-3	798640	0290	4/3/08	\$345,000	4,500	Y	N
42-11	193030	0650	7/15/08	\$235,000	4,800	N	N
42-11	197220	0255	3/12/08	\$750,000	5,500	N	N
42-11	197220	0830	5/27/08	\$800,000	5,000	N	N
42-11	751750	0410	3/14/08	\$700,000	8,760	N	N
43-5	125720	2745	4/10/08	\$515,000	5,400	N	N
43-5	385690	0700	7/1/09	\$540,000	6,000	N	N
43-5	913610	2485	7/3/08	\$200,000	3,210	N	N
43-9	062504	9015	7/15/09	\$230,000	4,000	N	N
43-9	288620	0200	6/24/09	\$510,000	4,207	N	N
43-9	952810	1215	1/16/08	\$787,000	5,000	N	N
44-2	092504	9338	5/20/08	\$640,000	7,326	N	N
44-3	243670	1360	10/17/08	\$180,000	2,000	N	N
44-3	633800	0690	4/8/08	\$1,305,000	15,546	N	N
44-6	179750	1120	2/25/08	\$375,000	3,810	N	N
44-6	420740	1335	2/4/08	\$500,000	4,278	N	N
44-6	674670	1900	3/31/09	\$262,000	3,000	N	N
45-4	681460	0045	5/30/08	\$210,000	2,368	N	N
45-5	549970	0059	10/1/09	\$185,000	3,818	N	N
45-6	797420	0452	7/3/08	\$1,470,000	31,433	N	N
46-2	407830	0045	5/14/08	\$430,000	6,016	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 82***

No vacant sales were removed.

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/10.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values such as: sale date, land value, location, house size, grade, condition, age, covered parking area, number of bathrooms, replacement cost new, number of living units, view amenity, traffic noise, and view utility. Characteristics that indicated possible adjustments were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports, and statistical diagnostics were analyzed to determine which specific variables would be included in the final valuation model.

Multiplicative regression models were developed for valuing the majority of parcels in area 82. The main model was applied to detached single family residences. The second multiplicative regression model was developed for townhome style residences. Our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we also reviewed all the land characteristic data such as views and traffic noise. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population after each parcel had been inspected in the field. Based on the sales an overall assessment level of 92.1% was achieved. The prior assessment level was 88.7% . The uniformity of assessment improved as the COV was reduced from 11.84% to 9.30% .

The regression model for detached single family homes included the following variables: sale date, land value, year built or year renovated, grade, condition, first floor area, upper floor area, basement area, garage area, number of bathrooms, traffic noise, number of living units, neighborhood 5, and sub area 2. It was applicable to houses with grades 6-9, all ages, and all conditions with the exception of “poor”. It was not applicable to homes with grades less than 6 or greater than 9, multiple buildable sites, parcels with more than 1 house, or parcels with obsolescence.

The regression model for townhome style residences included the following variables: sale date, land value, replacement cost new less depreciation [RCNLD], sub area 11, and if the unit did not have a common wall with another structure. It was applicable to grade 8 homes, in average condition, and built after 1999.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation
Multiple Regression Model
For Area 82 Detached Single Family Residences

Intercept		4.8494460000
+ LN(Baseland/1000)	*	0.1177078000
+ If Grade is '6' the LN(10)	*	-0.0204554300
+ If Grade is '8' the LN(10)	*	0.0419258500
+ If Grade is '9' the LN(10)	*	0.1065664000
+ If Condition is 'Fair' the LN(10)	*	-0.0808606700
+ If Condition is 'Good' the LN(10)	*	0.0367032800
+ If Condition is 'Very Good' the LN(10)	*	0.0637640400
+ LN(2011-Max(YrBuilt, YrRenovate))	*	-0.0387271800
+ LN(1st Floor/100)	*	0.1831373000
+ LN(((2nd Floor+1/2 Floor+3rd Floor)/100)+1)	*	0.0543655300
+ LN((((Total Basement+(Finished Basement Grade>4)*(Finished Basement)-BasementGarage)/100)+1)	*	0.0306360900
+LN(Number of Bathrooms+1)	*	0.1672833000
+ If more than one Living Unit the LN(10)	*	0.0613380500
+ LN((((Attached Garage+Detached Garage (if Grade>5)+ Basement Garage)/10)+1)	*	0.0110516700
+ If located in Sub Area 2 the LN(10)	*	-0.0155456700
+ If located in Neighborhood 5 the LN(10)	*	0.0223398500
+ If Traffic Noise is greater than 0 the LN(10)	*	-0.0248426000
	=	Total

Then EXP(Total)*1000*0.925** = EMV

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaselandValue
IMPROVEMENT VALUE	=	EMV - BaselandValue

**See Assessor's letter page 63

EMV values were not generated for:

- Buildings with grades less than 6 or greater than 9
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Percent obsolescence>0
- Poor condition
- Percent complete<100

Supplemental Valuation Models

If grade 5 house then EMV as grade 6 x 0.88

If grade 4 house then EMV as grade 6 x 0.78

If grade 10 house then EMV as grade 9 x 1.10

If view utility then add 80% of additional value if the view was present on main floor

If poor condition then EMV as fair condition x 0.85

Estimated Market Value Equation
Multiple Regression Model
For Area 82 Townhome Residences

Intercept	*	-0.14847180000
+ LN(Baseland/1000)	*	1.16754900000
+ LN(Total RCNLD/1000)	*	0.13631080000
+ If located in Sub Area 11 the LN(10)	*	-0.03383718000

= Total

Then $\text{EXP}(\text{Total}) \times 1000 \times 0.925^{**} = \text{EMV}$

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaselandValue
IMPROVEMENT VALUE	=	EMV - BaselandValue

EMV values were not generated for:

- Buildings with grade not equal to 8
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Year Built less than 2000
- Condition not equal to average
- Percent complete < 100
- No covered parking area

Supplemental Valuation Models

- If grade 7 then EMV as grade 8 x 0.945
- If grade 9 then EMV as grade 8 x 1.22
- If detached unit then EMV x 1.13
- If good garage access then EMV x 1.025
- If view utility then EMV x 1.03
- If Year Built 1996-1999 then EMV as 2000 Year Built x .99
- If 2 story with basement structure then enter as a 3 story and select EMV
- If no covered parking and 2 story structure then EMV x 0.85
- If no covered parking and 3 story structure then EMV x 0.95

Townhomes in sub area 2 were adjusted downward by 0.98 in order to achieve a market level of assessment with relation to sub area 11.

**See Assessor's letter page 63

Of the improved parcels in the population (see Executive Summary Report on page 4), 3,553 parcels increased in value. They were comprised of 207 single family residences on commercially zoned land and 3,346 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 18 parcels increased in value (tax exempt parcels were excluded from the number of parcels increased).

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Area 82 Detached Single Family Residence Sales price changes (relative to 1/1/2010 valuation date)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.844	-15.6%
2/1/2008	0.850	-15.0%
3/1/2008	0.856	-14.4%
4/1/2008	0.862	-13.8%
5/1/2008	0.868	-13.2%
6/1/2008	0.874	-12.6%
7/1/2008	0.880	-12.0%
8/1/2008	0.887	-11.3%
9/1/2008	0.893	-10.7%
10/1/2008	0.899	-10.1%
11/1/2008	0.906	-9.4%
12/1/2008	0.912	-8.8%
1/1/2009	0.919	-8.1%
2/1/2009	0.925	-7.5%
3/1/2009	0.931	-6.9%
4/1/2009	0.938	-6.2%
5/1/2009	0.945	-5.5%
6/1/2009	0.952	-4.8%
7/1/2009	0.958	-4.2%
8/1/2009	0.965	-3.5%
9/1/2009	0.972	-2.8%
10/1/2009	0.979	-2.1%
11/1/2009	0.986	-1.4%
12/1/2009	0.993	-0.7%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.862	\$453,000
Sale 2	\$475,000	10/1/2009	0.979	\$465,000
Sale 3	\$515,000	7/1/2009	0.958	\$493,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 82 is $1/\text{EXP}(-0.000232106 * \text{SaleDay})$

$\text{SaleDay} = \text{SaleDate} - 40179$

Area 82 Townhome Sales price changes (relative to 1/1/2010 valuation date)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.813	-18.7%
2/1/2008	0.820	-18.0%
3/1/2008	0.827	-17.3%
4/1/2008	0.834	-16.6%
5/1/2008	0.841	-15.9%
6/1/2008	0.849	-15.1%
7/1/2008	0.856	-14.4%
8/1/2008	0.864	-13.6%
9/1/2008	0.871	-12.9%
10/1/2008	0.879	-12.1%
11/1/2008	0.886	-11.4%
12/1/2008	0.894	-10.6%
1/1/2009	0.902	-9.8%
2/1/2009	0.910	-9.0%
3/1/2009	0.917	-8.3%
4/1/2009	0.925	-7.5%
5/1/2009	0.933	-6.7%
6/1/2009	0.941	-5.9%
7/1/2009	0.949	-5.1%
8/1/2009	0.958	-4.2%
9/1/2009	0.966	-3.4%
10/1/2009	0.974	-2.6%
11/1/2009	0.983	-1.7%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.834	\$438,000
Sale 2	\$475,000	10/1/2009	0.974	\$463,000
Sale 3	\$515,000	7/1/2009	0.949	\$489,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 82 is $1/\text{EXP}(-0.00028300880 * \text{SaleDay})$

$\text{SaleDay} = \text{SaleDate} - 40179$

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	251600	0275	03/08	\$323,200	\$278,000	600	6	1905	4	3,000	N	N	4223 5TH AVE NW
2	198220	0770	12/08	\$384,950	\$351,000	640	6	1936	4	3,880	N	N	361 NW 46TH ST
2	198220	0780	03/08	\$387,750	\$334,000	650	6	1921	4	3,880	N	N	355 NW 46TH ST
2	276960	0690	08/08	\$285,845	\$254,000	660	6	1906	2	5,000	N	N	511 NW 62ND ST
2	012400	0095	03/09	\$340,000	\$318,000	680	6	1918	3	3,600	N	N	624 44TH ST NW
2	198220	0130	07/09	\$380,000	\$364,000	730	6	1912	5	3,340	N	N	330 NW 49TH ST
2	276960	1304	03/08	\$405,000	\$349,000	850	6	1904	4	3,915	N	N	6122 8TH AVE NW
2	198220	0750	07/09	\$327,500	\$315,000	880	6	1918	3	2,880	N	N	4606 6TH AVE NW
2	198220	0752	06/09	\$313,000	\$299,000	920	6	1918	3	2,970	N	N	4602 6TH AVE NW
2	301930	0080	04/08	\$485,000	\$421,000	1,280	6	1944	4	5,000	N	N	844 NW 54TH ST
2	276790	0130	03/09	\$399,000	\$372,000	690	7	1947	4	5,000	N	N	836 NW 58TH ST
2	276790	0545	11/08	\$365,000	\$331,000	740	7	1905	4	2,500	N	N	5713 14TH AVE NW
2	276960	2575	06/08	\$394,000	\$345,000	750	7	1910	4	2,500	N	N	6222 5TH AVE NW
2	276810	0545	03/08	\$405,000	\$349,000	780	7	1944	3	3,135	N	N	1103 NW 56TH ST
2	045200	1930	07/08	\$449,950	\$397,000	790	7	1938	4	5,000	N	N	935 NW 63RD ST
2	276770	4055	04/08	\$438,000	\$378,000	800	7	1906	4	5,000	N	N	1123 NW 64TH ST
2	276960	1055	08/09	\$410,000	\$398,000	820	7	1948	5	7,500	N	N	6034 7TH AVE NW
2	930730	0055	03/09	\$423,000	\$396,000	840	7	1926	5	4,100	N	N	811 NW 56TH ST
2	276790	0100	08/09	\$460,000	\$446,000	840	7	1941	5	5,000	N	N	808 NW 58TH ST
2	198220	0460	10/09	\$370,000	\$364,000	850	7	1940	4	3,880	Y	N	311 NW 48TH ST
2	045200	1360	09/09	\$418,500	\$408,000	850	7	1944	4	5,000	N	N	854 NW 64TH ST
2	276760	0856	10/08	\$385,950	\$349,000	860	7	1920	4	3,300	N	N	1405 NW 64TH ST
2	301930	0050	07/09	\$300,000	\$288,000	870	7	1916	2	4,000	N	N	833 NW MARKET ST
2	276960	0505	04/09	\$425,000	\$401,000	870	7	1922	4	3,737	Y	N	6006 5TH AVE NW
2	276830	1214	07/09	\$338,000	\$326,000	870	7	1923	4	3,121	N	N	908 NW 51ST ST
2	045200	2015	07/09	\$422,000	\$407,000	870	7	1946	4	5,000	N	N	6201 9TH AVE NW
2	860590	0115	05/08	\$372,500	\$325,000	880	7	1909	3	3,000	N	N	4337 4TH AVE NW
2	276810	0625	10/09	\$349,500	\$344,000	890	7	1900	3	5,000	N	N	937 NW 56TH ST
2	047500	0820	03/09	\$330,922	\$308,000	910	7	1920	3	5,000	N	N	659 NW 53RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	1455	09/08	\$327,000	\$287,000	920	7	2008	3	1,193	N	N	6213 7TH AVE NW
2	276960	1449	06/08	\$329,950	\$281,000	920	7	2008	3	1,193	N	N	6209 7TH AVE NW
2	276960	1456	07/08	\$320,000	\$275,000	920	7	2008	3	1,318	N	N	6215 7TH AVE NW
2	276960	1450	06/08	\$319,950	\$272,000	920	7	2008	3	1,318	N	N	6211 7TH AVE NW
2	251600	0255	05/09	\$392,000	\$372,000	920	7	1922	3	5,000	N	N	4226 6TH AVE NW
2	047500	1360	10/08	\$290,000	\$261,000	920	7	1948	2	6,300	N	N	5014 8TH AVE NW
2	122503	9049	03/08	\$378,000	\$325,000	930	7	1940	4	2,410	N	N	5217 8TH AVE NW
2	122503	9003	06/09	\$452,000	\$432,000	930	7	1941	4	4,960	N	N	849 NW 54TH ST
2	276960	2120	11/09	\$350,000	\$345,000	940	7	1940	3	5,000	N	N	6227 5TH AVE NW
2	045200	1475	07/09	\$399,950	\$385,000	960	7	1906	4	3,600	N	N	911 NW 65TH ST
2	047500	1382	05/09	\$422,000	\$399,000	970	7	1942	3	4,000	N	N	639 NW 51ST ST
2	276790	0345	12/09	\$465,000	\$464,000	990	7	1941	4	5,000	N	N	1116 NW 58TH ST
2	276780	0401	03/08	\$391,000	\$336,000	1,010	7	1926	3	3,800	Y	N	5806 4TH AVE NW
2	276810	0070	12/09	\$340,000	\$338,000	1,010	7	1943	3	5,000	N	N	912 NW 56TH ST
2	047500	1375	10/08	\$429,000	\$386,000	1,020	7	1942	4	4,000	N	N	647 NW 51ST ST
2	276960	1850	10/08	\$375,000	\$340,000	1,040	7	1916	3	4,000	N	N	6249 6TH AVE NW
2	276770	4155	10/09	\$340,000	\$334,000	1,040	7	1919	3	2,500	N	N	1103 NW 63RD ST
2	276960	0263	04/08	\$505,000	\$435,000	1,040	7	1948	3	4,500	Y	N	316 NW 60TH ST
2	198220	1295	11/09	\$290,000	\$287,000	1,110	7	1944	2	4,656	N	N	639 NW 49TH ST
2	930730	0310	04/08	\$499,950	\$433,000	1,130	7	1926	4	4,000	N	N	848 NW 56TH ST
2	198220	1600	07/08	\$363,000	\$321,000	1,130	7	1944	3	4,175	N	N	822 NW 49TH ST
2	047500	0080	04/08	\$454,000	\$392,000	1,150	7	1904	4	5,000	N	N	336 NW 54TH ST
2	276960	0770	07/09	\$400,000	\$386,000	1,160	7	1928	4	3,737	N	N	6032 6TH AVE NW
2	276770	4145	03/09	\$355,000	\$332,000	1,170	7	1906	4	5,000	N	N	1111 NW 63RD ST
2	198220	1430	02/08	\$510,000	\$436,000	1,170	7	1944	5	4,453	N	N	627 NW 50TH ST
2	198220	0490	07/08	\$530,000	\$467,000	1,170	7	1944	4	4,850	Y	N	310 NW 47TH ST
2	047500	1035	09/08	\$433,100	\$389,000	1,180	7	1916	3	5,000	N	N	608 NW 51ST ST
2	198220	0580	04/09	\$415,000	\$391,000	1,200	7	1944	4	4,850	N	N	369 NW 47TH ST
2	276960	0560	10/09	\$460,000	\$450,000	1,210	7	1924	4	3,328	N	N	6015 5TH AVE NW
2	276830	0722	02/08	\$400,000	\$330,000	1,230	7	2002	3	1,526	N	N	916 NW 52ND ST
2	276770	5045	12/09	\$415,000	\$415,000	1,230	7	1911	4	6,400	N	N	849 NW 60TH ST
2	276960	0650	01/09	\$289,900	\$267,000	1,240	7	1927	2	3,015	N	N	6053 5TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276830	0110	09/08	\$450,000	\$402,000	1,250	7	1902	4	5,000	N	N	940 NW 54TH ST
2	276790	0285	08/09	\$380,000	\$369,000	1,250	7	1912	4	5,000	N	N	1139 NW 59TH ST
2	047500	0865	09/08	\$499,000	\$448,000	1,300	7	1916	4	5,000	N	N	611 NW 53RD ST
2	047500	1130	04/09	\$445,000	\$417,000	1,300	7	1925	4	5,000	Y	N	321 NW 52ND ST
2	047500	0680	09/09	\$452,000	\$441,000	1,320	7	1912	4	4,200	N	N	5212 6TH AVE NW
2	047500	0955	03/08	\$550,000	\$472,000	1,330	7	1912	4	5,000	N	N	657 NW 52ND ST
2	930730	0280	04/08	\$590,000	\$509,000	1,350	7	1926	5	4,100	N	N	824 NW 56TH ST
2	930730	0115	05/08	\$437,000	\$381,000	1,370	7	1926	4	4,100	N	N	836 NW MARKET ST
2	276830	1444	09/09	\$379,000	\$367,000	1,380	7	2001	3	1,680	N	N	810 NW 50TH ST
2	930730	0040	09/09	\$435,000	\$423,000	1,380	7	1926	4	4,100	N	N	823 NW 56TH ST
2	198220	0725	03/09	\$412,000	\$386,000	1,390	7	1920	4	5,820	N	N	348 NW 46TH ST
2	198220	0300	09/09	\$414,000	\$404,000	1,400	7	1944	3	5,820	Y	N	310 NW 48TH ST
2	276770	4125	03/08	\$420,000	\$362,000	1,470	7	1900	4	5,000	N	N	1133 NW 63RD ST
2	276780	0070	07/08	\$389,950	\$345,000	1,480	7	1924	3	5,000	N	N	5823 7TH AVE NW
2	276800	0481	10/08	\$416,000	\$376,000	1,480	7	1930	3	3,384	Y	N	5635 3RD AVE NW
2	045200	1745	07/09	\$525,000	\$504,000	1,490	7	1900	4	5,000	N	N	909 NW 64TH ST
2	276770	4570	08/09	\$585,000	\$568,000	1,500	7	1910	5	5,000	N	N	1112 NW 60TH ST
2	047500	1440	04/09	\$485,000	\$458,000	1,510	7	1906	5	4,500	N	N	608 NW 50TH ST
2	276960	0330	04/09	\$465,000	\$438,000	1,530	7	1913	4	5,000	N	N	6027 4TH AVE NW
2	251600	0270	07/08	\$446,000	\$394,000	1,570	7	1905	4	5,000	N	N	4231 5TH AVE NW
2	276780	0006	03/08	\$427,500	\$367,000	1,590	7	1906	4	7,000	N	N	5914 8TH AVE NW
2	047500	0630	04/08	\$507,000	\$440,000	1,700	7	1916	5	4,600	N	N	316 NW 53RD ST
2	276810	0130	08/09	\$545,000	\$529,000	1,860	7	1903	4	5,000	N	N	1137 NW 57TH ST
2	276830	1216	10/08	\$384,740	\$339,000	1,980	7	1996	3	1,873	N	N	918 NW 51ST ST
2	276790	0710	04/08	\$520,000	\$449,000	2,210	7	1976	3	5,000	N	N	1106 NW 57TH ST
2	047500	0960	03/08	\$645,000	\$555,000	2,470	7	1976	4	5,000	N	N	653 NW 52ND ST
2	276830	1219	06/09	\$320,000	\$304,000	680	8	2009	3	945	N	N	912 B NW 51ST ST
2	276830	1220	09/09	\$295,000	\$285,000	720	8	2009	3	910	N	N	912 A NW 51ST ST
2	276830	1221	11/09	\$314,950	\$310,000	760	8	2009	3	816	N	N	910 B NW 51ST ST
2	276830	1222	10/09	\$315,000	\$308,000	760	8	2009	3	1,697	N	N	910 A NW 51ST ST
2	930730	0380	04/09	\$444,950	\$419,000	890	8	1931	4	4,800	N	N	824 NW 57TH ST
2	276800	0410	08/09	\$410,000	\$397,000	950	8	1994	3	4,000	N	N	5618 4TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	047500	0162	07/09	\$320,000	\$305,000	980	8	2008	3	786	N	N	705 NW MARKET ST
2	276770	4680	10/09	\$349,500	\$341,000	990	8	2000	3	1,123	N	N	1422 B NW 60TH ST
2	276770	4683	05/09	\$326,000	\$305,000	990	8	2000	3	1,433	N	N	1422 A NW 60TH ST
2	047500	0186	11/09	\$360,000	\$355,000	1,150	8	2006	3	1,194	N	N	639 B NW MARKET ST
2	276760	0687	05/08	\$440,000	\$372,000	1,190	8	2007	3	1,118	N	N	1420 B NW 64TH ST
2	276760	0686	05/08	\$425,000	\$359,000	1,190	8	2007	3	1,118	N	N	1424 A NW 64TH ST
2	276760	0680	04/08	\$447,000	\$376,000	1,190	8	2007	3	1,120	N	N	1420 A NW 64TH ST
2	276770	4333	11/09	\$387,000	\$381,000	1,240	8	2005	3	1,286	N	N	1437 B NW 62ND ST
2	276760	0689	09/08	\$415,000	\$363,000	1,240	8	2007	3	1,024	N	N	1422 B NW 64TH ST
2	276760	0691	07/08	\$412,000	\$354,000	1,240	8	2007	3	1,263	N	N	1422 C NW 64TH ST
2	276770	4804	07/09	\$369,000	\$353,000	1,270	8	2008	3	1,293	N	N	1434 A NW 59TH ST
2	276770	4303	02/08	\$340,000	\$279,000	1,280	8	1998	3	1,255	N	N	1442 B NW 62ND ST
2	276770	4760	09/09	\$379,500	\$369,000	1,280	8	2000	3	1,249	N	N	1407 A NW 60TH ST
2	276830	1477	02/09	\$349,500	\$319,000	1,280	8	2008	3	1,187	N	N	856 NW 50TH ST
2	276830	1483	02/09	\$354,500	\$323,000	1,280	8	2008	3	1,190	N	N	846 a NW 50TH ST
2	276830	1481	02/09	\$339,500	\$310,000	1,280	8	2008	3	1,310	N	N	848 A NW 50TH ST
2	276830	1475	02/09	\$350,500	\$320,000	1,280	8	2008	3	1,313	N	N	5006 9TH AVE NW
2	276830	1476	02/09	\$365,500	\$333,000	1,280	8	2008	3	1,517	N	N	858 NW 50TH ST
2	276830	1482	02/09	\$349,500	\$319,000	1,280	8	2008	3	1,520	N	N	846 B NW 50TH ST
2	276830	1480	02/09	\$344,500	\$314,000	1,280	8	2008	3	1,678	N	N	848 B NW 50TH ST
2	276830	1474	02/09	\$365,500	\$333,000	1,280	8	2008	3	1,681	N	N	5004 9TH AVE NW
2	276770	4250	07/08	\$400,000	\$345,000	1,290	8	2008	3	1,256	N	N	1409 B NW 63RD ST
2	276770	4251	07/09	\$415,000	\$397,000	1,310	8	2008	3	1,072	N	N	1409 A NW 63RD ST
2	276770	4251	06/08	\$420,000	\$359,000	1,310	8	2008	3	1,072	N	N	1409 A NW 63RD ST
2	276790	0025	04/09	\$550,000	\$517,000	1,310	8	1930	5	4,000	N	N	841 NW 59TH ST
2	138380	0008	05/09	\$385,000	\$361,000	1,330	8	2009	3	1,004	N	N	5405 B 3RD AVE NW
2	138380	0009	05/09	\$385,000	\$361,000	1,330	8	2009	3	1,005	N	N	5405 A 3RD AVE NW
2	138380	0014	06/09	\$385,000	\$363,000	1,330	8	2009	3	1,006	N	N	5411 B 3RD AVE NW
2	138380	0015	03/09	\$385,000	\$354,000	1,330	8	2009	3	1,007	N	N	5411 A 3RD AVE NW
2	276770	4645	03/08	\$392,200	\$325,000	1,340	8	2007	3	1,286	N	N	1415 A NW 61ST ST
2	276810	0211	11/09	\$365,000	\$360,000	1,350	8	2008	3	1,323	N	N	1138 NW 56TH ST
2	276810	0187	01/08	\$400,000	\$326,000	1,360	8	2007	3	1,420	N	N	1112 NW 56TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	0682	07/09	\$339,500	\$323,000	1,370	8	2008	3	786	N	N	1412 B NW 64TH ST
2	276760	0676	02/09	\$349,500	\$319,000	1,370	8	2008	3	786	N	N	1408 B NW 64TH ST
2	276760	0674	05/09	\$360,000	\$339,000	1,370	8	2008	3	1,080	N	N	1408 A NW 64TH ST
2	276760	0683	03/09	\$360,000	\$332,000	1,370	8	2008	3	1,080	N	N	1412 C NW 64TH ST
2	276760	0681	05/09	\$360,000	\$337,000	1,370	8	2008	3	1,150	N	N	1412 A NW 64TH ST
2	276760	0677	05/09	\$355,000	\$332,000	1,370	8	2008	3	1,151	N	N	1408 C NW 64TH ST
2	276960	2580	11/08	\$545,000	\$496,000	1,370	8	2008	3	2,500	N	N	6220 5TH AVE NW
2	276770	4226	05/08	\$399,950	\$339,000	1,380	8	2007	3	1,229	N	N	1433 B NW 63RD ST
2	276770	4225	03/08	\$399,950	\$333,000	1,380	8	2007	3	1,236	N	N	1433 A NW 63RD ST
2	276770	4227	02/08	\$405,000	\$334,000	1,380	8	2007	3	1,277	N	N	1431 A NW 63RD ST
2	276760	0672	07/09	\$345,000	\$329,000	1,410	8	2008	3	777	N	N	1406 A NW 64TH ST
2	276760	0679	07/09	\$345,000	\$328,000	1,410	8	2008	3	777	N	N	1416 B NW 64TH ST
2	276760	0678	05/09	\$354,000	\$331,000	1,410	8	2008	3	1,052	N	N	1416 C NW 64TH ST
2	276760	0673	05/09	\$364,500	\$343,000	1,410	8	2008	3	1,053	N	N	1406 A NW 64TH ST
2	276760	0675	04/09	\$365,750	\$339,000	1,410	8	2008	3	1,185	N	N	1416 A NW 64TH ST
2	276760	0670	12/08	\$375,000	\$337,000	1,410	8	2008	3	1,185	N	N	1406 C NW 64TH ST
2	276830	1195	08/08	\$417,500	\$361,000	1,420	8	2001	3	1,895	N	N	5119 9TH AVE NW
2	276770	4648	01/08	\$415,000	\$338,000	1,430	8	2007	3	1,231	N	N	1413 B NW 61ST ST
2	276770	4253	05/08	\$430,000	\$363,000	1,430	8	2008	3	1,338	N	N	1407 B NW 63RD ST
2	276770	4252	07/08	\$412,500	\$353,000	1,430	8	2008	3	1,348	N	N	1407 A NW 63RD ST
2	276770	4346	04/09	\$362,500	\$337,000	1,430	8	2005	3	1,247	N	N	1421 B NW 62ND ST
2	953010	0018	05/09	\$519,990	\$485,000	1,430	8	2008	3	1,215	Y	N	5415 B BAKER AVE NW
2	953010	0017	07/08	\$569,000	\$487,000	1,430	8	2008	3	1,669	Y	N	5415 A BAKER AVE NW
2	953010	0019	07/08	\$609,000	\$521,000	1,430	8	2008	3	1,674	Y	N	5415 C BAKER AVE NW
2	276830	1377	02/09	\$380,000	\$346,000	1,430	8	2002	3	1,600	N	N	5106 9TH AVE NW
2	930730	0155	07/09	\$479,000	\$461,000	1,430	8	1931	3	4,700	N	N	839 NW 57TH ST
2	276770	4834	12/09	\$385,000	\$384,000	1,440	8	2002	3	1,516	N	N	1155 NW 60TH ST
2	045200	0302	09/09	\$379,950	\$368,000	1,440	8	2005	3	1,399	N	N	839 A NW 62ND ST
2	276770	4806	06/09	\$364,000	\$345,000	1,450	8	2008	3	1,250	N	N	1436 B NW 59TH ST
2	276770	4805	05/09	\$369,000	\$347,000	1,450	8	2008	3	1,255	N	N	1436 A NW 59TH ST
2	276770	4803	06/09	\$365,000	\$345,000	1,470	8	2008	3	1,213	N	N	1434 B NW 59TH ST
2	276770	4678	08/08	\$417,000	\$361,000	1,490	8	2006	3	1,281	N	N	1416 A NW 60TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	122503	9064	03/08	\$425,000	\$354,000	1,490	8	2007	3	1,455	N	N	821 A NW 53RD ST
2	122503	9066	02/08	\$431,000	\$355,000	1,490	8	2007	3	1,682	N	N	823 B NW 53RD ST
2	122503	9039	02/08	\$428,000	\$352,000	1,490	8	2007	3	1,470	N	N	821 B NW 53RD ST
2	276770	4603	05/09	\$383,000	\$359,000	1,500	8	2004	3	1,249	N	N	6008 B 14TH AVE NW
2	276830	0692	05/08	\$469,000	\$396,000	1,500	8	2007	3	1,402	N	N	846 NW 52ND ST
2	276830	0693	06/09	\$425,000	\$400,000	1,500	8	2007	3	1,548	N	N	5204 9TH AVE NW
2	276830	0693	02/08	\$450,000	\$370,000	1,500	8	2007	3	1,548	N	N	5204 9TH AVE NW
2	276830	0690	04/09	\$439,950	\$408,000	1,500	8	2007	3	1,811	N	N	5206 9TH AVE NW
2	276830	0690	01/08	\$467,000	\$380,000	1,500	8	2007	3	1,811	N	N	5206 9TH AVE NW
2	047500	0160	05/09	\$356,000	\$334,000	1,510	8	2008	3	1,724	N	N	701 NW MARKET ST
2	047500	0159	04/09	\$355,000	\$331,000	1,510	8	2008	3	1,727	N	N	709 NW MARKET ST
2	276770	4219	01/08	\$427,450	\$350,000	1,520	8	2007	3	1,258	N	N	1439 A NW 63RD ST
2	276830	1423	03/09	\$390,000	\$360,000	1,520	8	2007	3	1,342	N	N	801 NW 51ST ST
2	047500	0163	10/08	\$429,500	\$379,000	1,530	8	2008	3	1,639	N	N	703 NW MARKET ST
2	047500	0161	05/09	\$360,000	\$336,000	1,530	8	2008	3	1,640	N	N	707 NW MARKET ST
2	276830	1180	08/08	\$420,000	\$366,000	1,530	8	2003	3	2,051	N	N	919 A NW 52ND ST
2	276830	1356	01/08	\$409,950	\$336,000	1,530	8	2007	3	1,396	N	N	826 NW 51ST ST
2	276830	0682	02/08	\$477,000	\$394,000	1,532	8	2007	3	1,555	N	N	836 B NW 52ND ST
2	138380	0006	12/09	\$460,000	\$457,000	1,550	8	2009	3	2,316	N	N	306 NW 54TH ST
2	198220	0070	07/08	\$635,000	\$562,000	1,560	8	1918	5	3,340	Y	N	319 NW 50TH ST
2	276830	1524	04/08	\$454,000	\$380,000	1,570	8	2007	3	1,777	N	N	915 NW 51ST ST
2	276830	1529	09/08	\$449,950	\$392,000	1,570	8	2008	3	1,777	N	N	911 NW 51ST ST
2	276830	1530	08/08	\$440,000	\$382,000	1,570	8	2008	3	1,777	N	N	909 NW 51ST ST
2	138380	0016	10/09	\$474,000	\$463,000	1,570	8	2009	3	2,153	N	N	314 NW 54TH ST
2	138380	0010	11/09	\$455,000	\$449,000	1,570	8	2009	3	2,163	N	N	308 NW 54TH ST
2	953010	0015	01/09	\$509,000	\$461,000	1,620	8	2008	3	1,924	Y	N	5417 BAKER AVE NW
2	276780	0131	10/08	\$525,000	\$474,000	1,710	8	2007	3	5,940	N	N	612 NW 58TH ST
2	276960	0235	09/08	\$639,950	\$572,000	1,730	8	1953	3	5,000	Y	N	6016 4TH AVE NW
2	276960	0225	04/08	\$660,000	\$572,000	1,730	8	1953	3	5,000	Y	N	6020 4TH AVE NW
2	953010	0016	07/08	\$599,000	\$515,000	1,740	8	2008	3	1,839	N	N	5413 BAKER AVE NW
2	276960	0531	06/09	\$525,000	\$502,000	1,740	8	2009	3	2,700	N	N	508 NW 60TH ST
2	045200	0739	08/09	\$410,000	\$394,000	1,750	8	2001	3	1,321	N	N	826 B NW 62ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276830	0731	05/08	\$469,950	\$398,000	1,760	8	2008	3	2,116	N	N	930 NW 52ND ST
2	276830	0687	01/08	\$459,950	\$375,000	1,760	8	2007	3	1,720	N	N	838 B NW 52ND ST
2	047500	1290	06/08	\$599,950	\$525,000	1,830	8	1933	4	5,000	Y	N	312 NW 50TH ST
2	138380	0005	06/09	\$515,000	\$485,000	1,870	8	2009	3	1,861	N	N	5403 3RD AVE NW
2	276830	1355	01/08	\$493,000	\$401,000	1,880	8	2007	3	2,200	N	N	828 NW 51ST ST
2	276830	0655	02/08	\$487,000	\$400,000	1,880	8	2007	3	2,200	N	N	812 NW 52ND ST
2	276830	1245	06/08	\$465,000	\$396,000	2,230	8	2008	3	2,300	N	N	936 NW 51ST ST
2	276810	0215	11/08	\$475,000	\$423,000	2,330	8	2008	3	2,231	N	N	1144 NW 56TH ST
2	276810	0210	09/08	\$475,000	\$417,000	2,330	8	2008	3	2,231	N	N	1134 NW 56TH ST
2	276830	0055	03/09	\$763,600	\$712,000	2,520	8	1967	3	6,500	N	N	901 NW MARKET ST
2	276960	1095	06/08	\$640,000	\$560,000	2,900	8	2005	3	5,000	N	N	6016 7TH AVE NW
2	276760	0730	05/08	\$785,000	\$685,000	2,150	9	2000	3	5,000	N	N	1131 NW 65TH ST
2	047500	1175	11/09	\$780,000	\$770,000	2,280	9	1997	4	6,000	N	N	330 NW 51ST ST
2	045200	1329	01/08	\$875,000	\$740,000	2,440	9	2007	3	3,750	N	N	844 NW 64TH ST
2	198220	0870	05/08	\$760,000	\$661,000	2,530	9	2007	3	3,760	Y	N	316 NW 45TH ST
11	291970	2220	10/08	\$236,500	\$214,000	460	4	1918	4	2,400	N	N	349 NW 84TH ST
11	202870	0595	04/08	\$270,000	\$234,000	620	5	1914	4	1,800	N	N	6724 DIVISION AVE NW
11	200120	0020	05/08	\$360,000	\$312,000	600	6	1910	4	4,000	N	N	115 NW 75TH ST
11	162380	0295	10/09	\$351,000	\$344,000	620	6	1916	4	3,000	N	N	641 NW 74TH ST
11	291970	2175	11/08	\$343,000	\$312,000	620	6	1965	3	2,340	N	N	8206 6TH AVE NW
11	164650	0800	01/09	\$350,000	\$323,000	640	6	2008	3	1,500	N	N	147 N 78TH ST
11	045800	0270	08/09	\$372,500	\$361,000	670	6	1926	4	5,080	N	N	8035 14TH AVE NW
11	162380	0540	03/09	\$300,000	\$281,000	700	6	1923	3	2,680	N	N	623 NW 73RD ST
11	288010	0280	06/09	\$422,500	\$404,000	730	6	1908	4	3,000	N	N	6751 7TH AVE NW
11	291970	2340	02/09	\$310,000	\$288,000	740	6	1912	3	3,600	N	N	306 NW 83RD ST
11	046100	5520	06/08	\$365,000	\$320,000	740	6	1950	3	3,000	N	N	7030 DIBBLE AVE NW
11	287710	1436	06/08	\$365,000	\$321,000	770	6	1905	3	3,750	N	N	6508 4TH AVE NW
11	046100	2025	06/08	\$385,000	\$337,000	770	6	1926	3	2,500	N	N	7356 14TH AVE NW
11	046100	2695	06/09	\$375,000	\$359,000	780	6	1904	5	5,000	N	N	1478 NW 73RD ST
11	291970	0125	12/09	\$415,000	\$412,000	820	6	1916	4	2,900	N	N	8409 6TH AVE NW
11	288010	1160	04/08	\$432,500	\$374,000	820	6	1925	3	3,275	N	N	6548 7TH AVE NW
11	292270	0275	05/08	\$418,000	\$363,000	820	6	1938	3	4,700	N	N	8323 DIBBLE AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	291970	1535	09/08	\$286,500	\$257,000	840	6	1912	2	4,800	N	N	324 NW 80TH ST
11	288010	0100	09/08	\$375,500	\$337,000	860	6	1929	3	3,080	N	N	6740 7TH AVE NW
11	292270	1505	01/09	\$350,000	\$324,000	910	6	1914	3	5,103	N	N	7715 9TH AVE NW
11	291970	0510	06/08	\$476,500	\$418,000	940	6	1922	3	4,800	N	N	630 NW 83RD ST
11	046100	4250	06/08	\$325,000	\$285,000	960	6	1907	3	3,450	N	N	7004 12TH AVE NW
11	751900	1115	06/09	\$337,000	\$321,000	970	6	1924	3	4,120	N	N	343 NW 80TH ST
11	751900	0310	02/08	\$387,000	\$331,000	980	6	1947	3	4,120	N	N	334 NW 76TH ST
11	291970	0350	08/09	\$398,450	\$387,000	990	6	1900	4	3,840	N	N	633 NW 84TH ST
11	291970	0350	07/09	\$402,000	\$387,000	990	6	1900	4	3,840	N	N	633 NW 84TH ST
11	937630	0890	11/09	\$350,000	\$347,000	1,120	6	1920	3	5,000	N	N	8339 11TH AVE NW
11	287710	1445	04/08	\$505,000	\$436,000	1,260	6	1905	4	3,750	N	N	6504 4TH AVE NW
11	046100	3775	06/09	\$395,000	\$376,000	1,300	6	1906	4	3,500	N	N	7040 14TH AVE NW
11	287710	2710	10/08	\$448,000	\$405,000	1,370	6	1908	5	4,200	N	N	6737 3RD AVE NW
11	046100	3200	09/09	\$336,000	\$327,000	610	7	1929	3	2,500	N	N	7017 ALONZO AVE NW
11	046100	3200	05/08	\$300,000	\$262,000	610	7	1929	3	2,500	N	N	7017 ALONZO AVE NW
11	292270	2870	04/09	\$300,000	\$283,000	690	7	1910	4	4,700	N	N	7509 DIBBLE AVE NW
11	530910	0260	11/08	\$375,000	\$340,000	720	7	1956	3	2,675	N	N	6746 10TH AVE NW
11	530910	0215	06/09	\$285,000	\$272,000	730	7	1907	2	4,400	N	N	6702 10TH AVE NW
11	937630	0790	09/08	\$395,000	\$355,000	730	7	1947	4	5,000	N	N	8334 12TH AVE NW
11	937630	1520	05/08	\$555,000	\$482,000	750	7	1928	5	5,000	N	N	7728 11TH AVE NW
11	530910	0055	02/09	\$325,000	\$302,000	770	7	1918	3	5,350	N	N	6741 9TH AVE NW
11	287710	3510	08/09	\$404,000	\$392,000	790	7	1912	4	3,333	N	N	6750 SYCAMORE AVE NW
11	164650	1585	11/09	\$407,000	\$403,000	790	7	1926	4	4,635	N	N	144 NW 78TH ST
11	349130	0145	05/09	\$298,000	\$283,000	800	7	1907	3	6,350	N	N	7759 14TH AVE NW
11	162330	0150	02/08	\$525,000	\$447,000	810	7	1916	3	4,000	N	N	418 NW 70TH ST
11	164650	1610	03/08	\$380,000	\$326,000	810	7	1925	4	2,470	N	N	152 NW 78TH ST
11	291970	2745	10/09	\$409,000	\$403,000	820	7	1924	4	2,640	N	N	8402 6TH AVE NW
11	046100	0875	11/09	\$386,000	\$382,000	820	7	1937	4	3,300	N	N	7348 10TH AVE NW
11	937630	1160	11/09	\$404,000	\$400,000	830	7	1925	4	4,600	N	N	8331 10TH AVE NW
11	292270	2645	06/09	\$320,000	\$306,000	830	7	1960	3	5,140	N	N	7521 9TH AVE NW
11	291920	0385	08/08	\$472,000	\$420,000	840	7	1924	4	3,840	N	N	113 NW 83RD ST
11	758970	0045	06/08	\$395,000	\$347,000	840	7	1939	3	5,160	N	N	8044 14TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	530910	0930	03/08	\$465,000	\$398,000	850	7	1928	4	5,350	N	N	6524 11TH AVE NW
11	305270	0510	07/09	\$320,000	\$305,000	860	7	2008	3	1,190	N	N	6719 A 14TH AVE NW
11	305270	0512	08/09	\$310,000	\$299,000	860	7	2008	3	1,190	N	N	6721 A 14TH AVE NW
11	305270	0513	09/09	\$310,000	\$301,000	860	7	2008	3	1,308	N	N	6721 B 14TH AVE NW
11	305270	0511	09/09	\$307,000	\$297,000	860	7	2008	3	1,308	N	N	6719 B 14TH AVE NW
11	202870	0600	09/09	\$279,500	\$273,000	860	7	1914	4	1,800	N	N	6726 DIVISION AVE NW
11	288010	0420	06/08	\$452,250	\$397,000	860	7	1915	4	3,700	N	N	6718 CLEOPATRA PL NW
11	530910	0370	03/08	\$500,000	\$429,000	860	7	1927	4	4,013	N	N	6725 10TH AVE NW
11	291970	1150	11/09	\$405,500	\$401,000	880	7	1905	5	4,800	N	N	639 NW 81ST ST
11	200070	0441	09/09	\$393,000	\$383,000	880	7	1910	4	3,115	Y	N	7229 PALATINE AVE N
11	200070	0230	04/08	\$456,000	\$396,000	880	7	1918	4	3,240	N	N	145 N 74TH ST
11	012503	9021	05/09	\$480,000	\$455,000	880	7	1920	4	2,726	N	N	7225 SYCAMORE AVE NW
11	162330	0985	11/08	\$460,000	\$418,000	890	7	1926	4	3,000	N	N	420 NW 73RD ST
11	292270	1554	05/09	\$449,000	\$425,000	890	7	1942	3	5,640	N	N	7750 9TH AVE NW
11	291970	1445	04/08	\$465,000	\$401,000	900	7	1924	4	3,600	N	N	319 NW 81ST ST
11	046100	0050	06/08	\$420,000	\$368,000	910	7	1913	3	4,218	N	N	7403 8TH AVE NW
11	751900	0760	10/08	\$359,950	\$326,000	910	7	1916	5	4,120	N	N	320 NW 78TH ST
11	291970	0600	12/08	\$425,000	\$388,000	910	7	1937	4	4,800	N	N	645 NW 83RD ST
11	937630	0195	04/09	\$362,750	\$340,000	910	7	1947	3	5,000	N	N	7523 11TH AVE NW
11	291970	0260	11/08	\$374,500	\$340,000	920	7	1909	5	2,837	N	N	642 NW 84TH ST
11	937630	0705	09/09	\$405,000	\$394,000	920	7	1909	4	4,000	N	N	8009 11TH AVE NW
11	291970	1095	09/08	\$360,000	\$323,000	920	7	1937	3	4,800	N	N	650 NW 81ST ST
11	200070	0240	06/09	\$426,000	\$407,000	930	7	1914	4	3,240	N	N	141 N 74TH ST
11	292270	2145	12/09	\$390,000	\$388,000	930	7	1941	4	5,700	N	N	7911 8TH AVE NW
11	292270	2801	04/08	\$400,000	\$345,000	930	7	1942	3	3,760	N	N	7522 9TH AVE NW
11	937630	0575	05/09	\$286,855	\$273,000	940	7	1908	3	5,000	N	N	8050 12TH AVE NW
11	164650	1745	09/09	\$335,000	\$326,000	950	7	1913	3	4,120	N	N	121 NW 79TH ST
11	012503	9030	04/09	\$330,000	\$311,000	960	7	1924	3	3,600	N	N	806 NW 70TH ST
11	291920	1005	01/09	\$350,000	\$323,000	960	7	1945	3	3,725	N	N	8215 GREENWOOD AVE N
11	287710	0825	09/09	\$550,000	\$538,000	960	7	1913	4	5,000	Y	N	6547 SYCAMORE AVE NW
11	046100	3270	03/08	\$560,000	\$479,000	960	7	1906	5	5,000	N	N	7016 MARY AVE NW
11	287710	0150	09/09	\$397,000	\$386,000	960	7	1908	4	5,000	N	N	6548 PALATINE AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	751900	0980	10/09	\$496,000	\$486,000	960	7	1920	4	3,860	N	N	308 NW 79TH ST
11	162330	0580	04/08	\$436,300	\$378,000	960	7	1930	3	3,000	N	N	7220 5TH AVE NW
11	751900	0255	06/08	\$555,000	\$487,000	970	7	1950	4	3,650	N	N	304 NW 76TH ST
11	937630	2270	07/09	\$479,000	\$461,000	970	7	1950	4	3,940	N	N	916 NW 83RD ST
11	046100	5510	12/08	\$322,000	\$294,000	970	7	1952	3	6,000	N	N	7026 DIBBLE AVE NW
11	937630	1800	11/09	\$445,000	\$439,000	980	7	1912	3	4,340	N	N	7548 11TH AVE NW
11	758970	0105	09/09	\$420,000	\$410,000	980	7	1928	4	3,200	N	N	1214 NW 80TH ST
11	046100	3895	12/08	\$430,000	\$393,000	990	7	1927	4	5,000	N	N	7027 12TH AVE NW
11	430570	0070	10/09	\$535,000	\$524,000	990	7	1981	3	5,190	N	N	7737 12TH AVE NW
11	291920	0395	09/09	\$372,790	\$363,000	1,010	7	1907	4	3,840	N	N	107 NW 83RD ST
11	202870	0435	10/09	\$440,000	\$431,000	1,010	7	1913	4	5,035	N	N	6708 DIBBLE AVE NW
11	937630	1390	05/09	\$419,950	\$398,000	1,010	7	1941	4	5,000	N	N	8035 10TH AVE NW
11	230140	0470	08/08	\$499,950	\$445,000	1,010	7	1948	4	5,000	Y	N	205 NW 72ND ST
11	164650	0145	04/09	\$390,000	\$366,000	1,030	7	1918	4	3,400	Y	N	7514 1ST AVE NW
11	292270	2075	09/09	\$394,500	\$383,000	1,030	7	1941	3	5,700	N	N	7809 8TH AVE NW
11	288010	1120	12/09	\$417,600	\$417,000	1,060	7	1912	3	3,720	N	N	6536 7TH AVE NW
11	287710	1821	06/09	\$425,000	\$407,000	1,060	7	1927	3	3,400	N	N	6552 6TH AVE NW
11	520010	0115	06/08	\$585,000	\$515,000	1,060	7	1929	4	3,478	N	N	6545 12TH AVE NW
11	292170	0325	10/08	\$391,800	\$355,000	1,060	7	1940	3	5,080	N	N	8322 13TH AVE NW
11	291970	0410	12/09	\$430,000	\$427,000	1,060	7	2008	3	4,800	N	N	607 NW 84TH ST
11	758970	0014	06/08	\$485,000	\$426,000	1,070	7	1940	4	5,494	N	N	1302 NW 80TH ST
11	305270	0870	06/08	\$475,000	\$415,000	1,070	7	1975	3	5,000	N	N	6728 13TH AVE NW
11	287710	0735	07/09	\$445,000	\$427,000	1,090	7	1910	4	5,000	N	N	156 NW 65TH ST
11	758920	0153	07/08	\$494,900	\$438,000	1,090	7	1948	3	5,386	N	N	8329 14TH AVE NW
11	288010	0175	09/08	\$364,250	\$326,000	1,090	7	1968	3	5,000	N	N	6715 7TH AVE NW
11	162330	0065	06/09	\$385,000	\$368,000	1,100	7	1910	3	6,590	N	N	7010 4TH AVE NW
11	162330	0508	04/09	\$530,000	\$497,000	1,110	7	1951	4	4,010	N	N	502 NW 72ND ST
11	287710	2751	07/09	\$365,000	\$350,000	1,120	7	1910	4	4,500	N	N	307 NW 70TH ST
11	291920	0380	08/09	\$447,000	\$432,000	1,120	7	1926	4	3,840	N	N	117 NW 83RD ST
11	287710	3445	09/08	\$675,000	\$605,000	1,130	7	1924	4	4,000	N	N	6739 1ST AVE NW
11	520010	0230	08/08	\$562,000	\$501,000	1,130	7	1925	4	4,348	N	N	6528 12TH AVE NW
11	305270	0855	02/08	\$499,950	\$426,000	1,140	7	1927	3	5,000	N	N	6738 13TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	3280	05/09	\$380,000	\$360,000	1,140	7	1944	3	5,000	N	N	7022 MARY AVE NW
11	291920	0920	05/09	\$360,000	\$342,000	1,140	7	1946	3	3,840	N	N	114 N 81ST ST
11	202870	0410	03/09	\$485,000	\$453,000	1,150	7	1912	4	3,975	N	N	6729 DIBBLE AVE NW
11	288010	0685	02/08	\$389,000	\$332,000	1,150	7	1913	4	2,140	N	N	6535 CLEOPATRA PL NW
11	046100	2485	02/09	\$540,000	\$502,000	1,150	7	1929	5	3,333	N	N	7322 MARY AVE NW
11	292270	0910	10/09	\$386,500	\$379,000	1,150	7	1937	3	3,240	N	N	868 NW 80TH ST
11	162330	0440	06/08	\$465,000	\$407,000	1,150	7	1953	3	3,600	N	N	7212 6TH AVE NW
11	530910	0380	06/09	\$485,000	\$463,000	1,150	7	1965	4	5,350	N	N	6721 10TH AVE NW
11	751900	1320	07/08	\$410,000	\$363,000	1,160	7	1927	3	2,538	N	N	656 NW 79TH ST
11	544530	0025	07/08	\$505,000	\$447,000	1,160	7	1930	4	4,445	N	N	7530 MARY AVE NW
11	291970	1085	09/09	\$470,000	\$458,000	1,160	7	1939	4	4,032	N	N	646 NW 81ST ST
11	292270	0695	09/09	\$440,000	\$430,000	1,160	7	1941	3	5,360	N	N	8017 9TH AVE NW
11	305270	0946	06/08	\$516,000	\$451,000	1,170	7	1928	3	3,250	N	N	1202 NW 67TH ST
11	164650	2075	02/09	\$470,000	\$435,000	1,180	7	1924	5	3,090	N	N	111 NW 78TH ST
11	046100	0640	06/09	\$410,000	\$392,000	1,180	7	1926	3	5,000	N	N	7345 9TH AVE NW
11	751900	1310	12/09	\$460,000	\$457,000	1,190	7	1925	4	3,640	N	N	652 NW 79TH ST
11	287710	3436	09/08	\$589,500	\$529,000	1,200	7	1920	4	4,000	N	N	6735 1ST AVE NW
11	162330	0195	10/08	\$428,750	\$388,000	1,200	7	1927	3	4,400	N	N	7017 4TH AVE NW
11	287710	2530	08/09	\$451,000	\$436,000	1,200	7	1940	3	5,500	N	N	6756 5TH AVE NW
11	288010	0120	02/08	\$435,000	\$371,000	1,200	7	1945	3	4,970	N	N	6746 7TH AVE NW
11	937630	0035	02/09	\$422,000	\$391,000	1,210	7	1928	3	3,350	N	N	7518 12TH AVE NW
11	751900	1340	08/09	\$449,000	\$434,000	1,210	7	1928	3	5,200	N	N	653 NW 80TH ST
11	417210	0245	10/09	\$440,450	\$433,000	1,210	7	1929	4	4,680	N	N	7034 7TH AVE NW
11	751900	1250	06/08	\$510,975	\$449,000	1,220	7	1928	3	3,640	N	N	624 NW 79TH ST
11	292270	2520	11/08	\$516,000	\$469,000	1,220	7	1939	3	4,700	N	N	7528 10TH AVE NW
11	287710	3096	02/08	\$530,000	\$453,000	1,220	7	1985	3	3,500	Y	N	6714 3RD AVE NW
11	520010	0175	09/09	\$418,000	\$408,000	1,230	7	1928	3	4,001	N	N	6554 12TH AVE NW
11	292270	0540	02/09	\$322,500	\$300,000	1,230	7	1945	3	2,598	N	N	8325 8TH AVE NW
11	202870	0020	01/08	\$449,950	\$382,000	1,240	7	1925	4	2,910	N	N	6738 DIVISION AVE NW
11	202870	0685	06/09	\$370,000	\$352,000	1,240	7	1925	4	4,240	N	N	6541 DIVISION AVE NW
11	164650	2230	04/08	\$480,000	\$414,000	1,240	7	1926	4	3,010	N	N	7608 3RD AVE NW
11	012503	9072	03/08	\$469,922	\$405,000	1,240	7	1930	5	4,000	N	N	1308 NW 70TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	530910	1265	05/09	\$440,000	\$416,000	1,250	7	1909	4	3,750	N	N	6512 10TH AVE NW
11	288010	0070	06/09	\$426,500	\$409,000	1,250	7	1945	3	4,950	N	N	6730 7TH AVE NW
11	162330	0770	11/09	\$535,000	\$529,000	1,260	7	1974	4	5,800	N	N	355 NW 74TH ST
11	424040	0010	06/08	\$527,000	\$463,000	1,270	7	1924	4	5,588	N	N	7726 14TH AVE NW
11	162330	0960	06/08	\$485,000	\$426,000	1,280	7	1918	4	4,500	N	N	408 NW 73RD ST
11	291970	1640	06/09	\$524,000	\$500,000	1,280	7	1925	4	3,168	N	N	347 NW 82ND ST
11	751900	0170	05/09	\$515,000	\$489,000	1,300	7	1920	5	5,150	N	N	331 NW 76TH ST
11	305270	0775	12/09	\$400,000	\$397,000	1,310	7	1928	3	5,000	N	N	6737 13TH AVE NW
11	164650	2295	07/08	\$538,500	\$477,000	1,320	7	1925	4	3,605	N	N	145 NW 77TH ST
11	291970	0695	11/08	\$492,000	\$446,000	1,330	7	1928	4	4,670	N	N	602 NW 82ND ST
11	046100	5040	05/09	\$450,000	\$428,000	1,330	7	1940	3	5,000	N	N	7041 DIBBLE AVE NW
11	751900	0750	01/08	\$490,000	\$416,000	1,340	7	1910	4	4,120	N	N	314 NW 78TH ST
11	046100	3955	08/09	\$460,000	\$447,000	1,340	7	1918	3	3,450	N	N	1202 NW 70TH ST
11	758970	0100	02/09	\$515,000	\$478,000	1,340	7	1928	4	3,200	N	N	8005 12TH AVE NW
11	507540	0055	06/09	\$433,000	\$414,000	1,350	7	1924	3	5,715	N	N	7553 13TH AVE NW
11	507540	0055	05/08	\$454,500	\$397,000	1,350	7	1924	3	5,715	N	N	7553 13TH AVE NW
11	349130	0037	11/08	\$514,000	\$468,000	1,350	7	1940	4	5,074	N	N	7541 MARY AVE NW
11	046100	2810	06/09	\$357,000	\$341,000	1,360	7	1931	2	4,250	N	N	7346 15TH AVE NW
11	291970	0235	03/08	\$545,000	\$467,000	1,360	7	1912	3	5,648	N	N	632 NW 84TH ST
11	430570	0115	05/08	\$565,000	\$493,000	1,360	7	1938	4	5,320	N	N	1221 NW 80TH ST
11	046100	4065	07/09	\$468,000	\$451,000	1,360	7	1945	4	5,000	N	N	7036 13TH AVE NW
11	046100	1040	05/09	\$455,450	\$431,000	1,370	7	1927	4	3,500	N	N	1002 NW 73RD ST
11	230140	0240	09/08	\$535,500	\$479,000	1,380	7	1918	4	3,700	N	N	7206 SYCAMORE AVE NW
11	287710	2365	11/08	\$450,000	\$410,000	1,380	7	1920	4	5,000	N	N	6720 6TH AVE NW
11	287710	3566	08/08	\$550,000	\$488,000	1,390	7	1920	4	4,000	N	N	6722 SYCAMORE AVE NW
11	530910	0715	07/08	\$575,000	\$508,000	1,390	7	1928	5	4,062	N	N	6713 11TH AVE NW
11	937630	0226	06/09	\$599,900	\$574,000	1,390	7	1940	5	5,227	N	N	1102 NW 75TH ST
11	287710	1631	08/09	\$524,500	\$508,000	1,400	7	1925	4	4,000	N	N	6528 5TH AVE NW
11	507540	0115	09/09	\$447,500	\$435,000	1,400	7	1930	4	5,588	N	N	7722 14TH AVE NW
11	291970	1310	11/09	\$399,000	\$396,000	1,410	7	1922	4	3,600	N	N	634 NW 80TH ST
11	751900	0471	12/08	\$549,000	\$501,000	1,420	7	1926	4	3,375	N	N	7615 3RD AVE NW
11	012503	9039	11/09	\$525,500	\$518,000	1,420	7	1927	4	3,750	Y	N	150 NW 73RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	288010	0780	06/08	\$520,900	\$458,000	1,430	7	1910	4	7,200	N	N	6517 7TH AVE NW
11	162330	0660	02/08	\$580,000	\$495,000	1,430	7	1911	5	5,000	N	N	7225 4TH AVE NW
11	751900	0385	10/08	\$435,000	\$392,000	1,430	7	1928	4	3,860	N	N	347 NW 77TH ST
11	291920	0880	12/09	\$565,000	\$565,000	1,450	7	1924	4	3,819	N	N	146 N 81ST ST
11	305270	1105	07/09	\$450,000	\$432,000	1,460	7	1998	3	2,500	N	N	6738 12TH AVE NW
11	162330	0255	08/09	\$625,000	\$605,000	1,470	7	1927	4	3,000	N	N	507 NW 72ND ST
11	046100	4395	08/08	\$566,500	\$505,000	1,470	7	1942	4	5,000	N	N	7055 10TH AVE NW
11	288010	0985	05/08	\$485,000	\$423,000	1,480	7	1924	4	5,000	N	N	6518 CLEOPATRA PL NW
11	288010	1005	11/09	\$475,000	\$470,000	1,500	7	1920	3	6,000	N	N	6510 CLEOPATRA PL NW
11	046100	5455	09/09	\$409,000	\$400,000	1,510	7	1928	3	3,780	N	N	7023 8TH AVE NW
11	751900	0245	10/09	\$472,500	\$464,000	1,520	7	1925	5	3,650	N	N	7603 3RD AVE NW
11	287710	3390	01/08	\$570,000	\$483,000	1,530	7	1912	4	5,000	N	N	6711 1ST AVE NW
11	287710	2741	11/09	\$435,000	\$430,000	1,530	7	2003	3	3,820	N	N	6751 3RD AVE NW
11	202870	0065	05/08	\$655,000	\$571,000	1,540	7	1936	5	5,300	N	N	6731 DIVISION AVE NW
11	305270	0520	12/09	\$419,000	\$416,000	1,550	7	1997	3	2,000	N	N	6723 14TH AVE NW
11	751900	0105	05/09	\$417,968	\$395,000	1,560	7	1912	4	5,150	N	N	352 NW 75TH ST
11	292270	0890	03/08	\$525,000	\$452,000	1,560	7	1929	3	4,230	N	N	8012 9TH AVE NW
11	291970	0635	11/09	\$450,000	\$446,000	1,600	7	1987	3	2,880	N	N	625 NW 83RD ST
11	937630	0585	07/08	\$475,000	\$420,000	1,610	7	1911	3	5,000	N	N	8052 12TH AVE NW
11	046100	4145	05/08	\$600,000	\$522,000	1,610	7	1925	3	5,000	N	N	7049 11TH AVE NW
11	305270	0610	06/08	\$714,300	\$627,000	1,620	7	1958	3	5,400	N	N	6740 14TH AVE NW
11	162330	0110	05/08	\$610,000	\$530,000	1,620	7	1924	4	4,000	N	N	7026 5TH AVE NW
11	162380	0240	06/08	\$505,000	\$443,000	1,630	7	1909	4	5,700	N	N	656 NW 74TH ST
11	291970	0585	11/09	\$500,000	\$493,000	1,630	7	1921	4	7,200	N	N	651 NW 83RD ST
11	520010	0140	03/08	\$530,000	\$455,000	1,630	7	1929	5	3,350	N	N	1203 NW 67TH ST
11	751900	1650	06/09	\$489,750	\$467,000	1,640	7	1966	4	5,150	N	N	617 NW 79TH ST
11	164650	0365	09/09	\$420,000	\$411,000	1,710	7	1906	5	4,429	N	N	126 N 76TH ST
11	751900	1765	07/09	\$545,000	\$525,000	1,710	7	1926	4	3,860	N	N	636 NW 77TH ST
11	672870	0165	08/09	\$535,000	\$517,000	1,730	7	1906	5	5,000	N	N	7011 7TH AVE NW
11	287710	0445	10/09	\$440,000	\$433,000	1,740	7	1912	3	5,000	N	N	6524 1ST AVE NW
11	164650	0425	09/09	\$526,050	\$514,000	1,790	7	1925	4	4,635	N	N	101 N 77TH ST
11	162380	0205	07/09	\$482,000	\$463,000	1,930	7	1911	5	6,000	N	N	640 NW 74TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	417210	0280	03/08	\$670,000	\$577,000	1,970	7	1926	3	4,680	N	N	7215 6TH AVE NW
11	305270	0607	02/08	\$359,950	\$296,000	800	8	2007	3	1,278	N	N	6746 A 14TH AVE NW
11	288010	0144	03/09	\$339,000	\$312,000	930	8	2007	3	1,132	N	N	6758 7TH AVE NW
11	288010	0140	10/08	\$350,500	\$310,000	930	8	2007	3	1,179	N	N	6756 7TH AVE NW
11	288010	0141	06/09	\$329,900	\$311,000	930	8	2007	3	1,304	N	N	621 NW 70TH ST
11	288010	0145	05/09	\$325,000	\$304,000	930	8	2007	3	1,351	N	N	615 NW 70TH ST
11	291920	0300	02/08	\$575,000	\$492,000	970	8	2002	3	3,840	N	N	142 NW 83RD ST
11	305270	0341	11/08	\$362,000	\$323,000	1,030	8	2007	3	1,139	N	N	6753 ALONZO AVE NW
11	305270	0341	04/08	\$350,000	\$293,000	1,030	8	2007	3	1,139	N	N	6753 ALONZO AVE NW
11	305270	0158	10/08	\$353,100	\$310,000	1,050	8	2006	3	1,044	N	N	6738 B MARY AVE NW
11	046100	0750	09/09	\$458,000	\$447,000	1,060	8	1940	4	3,375	N	N	910 NW 73RD ST
11	349130	0081	08/09	\$417,500	\$403,000	1,070	8	1953	3	5,676	N	N	7715 MARY AVE NW
11	758920	0193	10/09	\$425,000	\$417,000	1,090	8	1929	3	3,000	N	N	8304 MARY AVE NW
11	046100	0755	07/08	\$468,539	\$415,000	1,140	8	1939	3	4,125	N	N	914 NW 73RD ST
11	937630	1111	03/09	\$355,000	\$326,000	1,220	8	2008	3	1,330	N	N	8355 B 10TH AVE NW
11	046100	0685	03/09	\$470,000	\$440,000	1,230	8	1940	3	5,000	N	N	7325 9TH AVE NW
11	292270	0581	09/08	\$303,000	\$265,000	1,250	8	2008	3	861	N	N	8417 B 8TH AVE NW
11	292270	0582	09/08	\$312,000	\$273,000	1,250	8	2008	3	888	N	N	8417 A 8TH AVE NW
11	292270	0580	09/08	\$320,000	\$280,000	1,250	8	2008	3	971	N	N	8417 C 8TH AVE NW
11	292270	0559	08/08	\$320,000	\$278,000	1,260	8	2007	3	1,135	N	N	8403 B 8TH AVE NW
11	292270	0558	04/08	\$349,000	\$292,000	1,260	8	2007	3	1,137	N	N	8403 A 8TH AVE NW
11	937630	0852	04/08	\$372,950	\$311,000	1,260	8	2007	3	1,140	N	N	8357 B 11TH AVE NW
11	937630	0853	02/08	\$379,950	\$312,000	1,260	8	2007	3	1,141	N	N	8357 A 11TH AVE NW
11	292270	0561	04/08	\$350,000	\$294,000	1,260	8	2007	3	1,175	N	N	8406 B 8TH AVE NW
11	292270	0560	04/08	\$349,999	\$294,000	1,260	8	2007	3	1,177	N	N	8405 A 8TH AVE NW
11	291970	1320	11/09	\$402,000	\$397,000	1,260	8	1928	4	4,800	N	N	640 NW 80TH ST
11	937630	0855	03/08	\$369,950	\$308,000	1,270	8	2007	3	1,258	N	N	8355 B 11TH AVE NW
11	937630	0854	02/08	\$379,950	\$312,000	1,270	8	2007	3	1,258	N	N	8355 A 11TH AVE NW
11	162380	0410	01/09	\$560,000	\$516,000	1,270	8	1912	5	3,000	N	N	612 NW 73RD ST
11	287710	2901	08/08	\$655,000	\$581,000	1,300	8	1917	5	3,500	N	N	6709 2ND AVE NW
11	292270	1045	07/09	\$475,000	\$458,000	1,310	8	1961	3	4,700	N	N	8041 DIBBLE AVE NW
11	751900	2161	02/08	\$409,950	\$337,000	1,320	8	2007	3	1,258	N	N	603 NW 77TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	305270	0420	01/08	\$399,000	\$325,000	1,350	8	2007	3	1,724	N	N	6724 A ALONZO AVE NW
11	292270	3060	05/09	\$615,000	\$583,000	1,350	8	1928	4	3,648	N	N	7526 DIBBLE AVE NW
11	305270	0237	02/08	\$427,500	\$353,000	1,360	8	2007	3	1,050	N	N	1466 NW 67TH ST
11	305270	0236	01/08	\$419,000	\$343,000	1,360	8	2007	3	1,050	N	N	1468 NW 67TH ST
11	305270	0238	01/08	\$419,000	\$343,000	1,360	8	2007	3	1,349	N	N	1464 NW 67TH ST
11	305270	0235	02/08	\$419,000	\$344,000	1,360	8	2007	3	1,552	N	N	1470 NW 67TH ST
11	937630	1112	03/09	\$359,000	\$329,000	1,380	8	2008	3	1,329	N	N	8355 A 10TH AVE NW
11	200070	0170	08/09	\$441,000	\$427,000	1,420	8	1986	3	3,075	N	N	138 N 74TH ST
11	046100	1475	07/08	\$699,950	\$617,000	1,450	8	1918	5	5,000	N	N	7348 12TH AVE NW
11	305270	0438	05/08	\$440,000	\$371,000	1,460	8	2005	3	1,375	N	N	6714 B ALONZO AVE NW
11	305270	0473	11/08	\$450,000	\$401,000	1,460	8	2007	3	1,840	N	N	6701 14TH AVE NW
11	164650	0810	11/09	\$522,000	\$515,000	1,460	8	2008	3	1,500	N	N	151 N 78TH ST
11	292270	1600	12/08	\$500,000	\$458,000	1,490	8	1930	4	3,760	N	N	7734 9TH AVE NW
11	305270	0342	03/08	\$415,000	\$344,000	1,500	8	2007	3	1,423	N	N	6751 ALONZO AVE NW
11	424040	0073	01/09	\$499,000	\$459,000	1,510	8	1929	4	5,240	N	N	7748 14TH AVE NW
11	046100	4975	10/08	\$597,000	\$538,000	1,510	8	1930	4	4,500	N	N	7060 10TH AVE NW
11	291920	0685	12/09	\$525,000	\$522,000	1,520	8	1929	5	3,840	N	N	129 N 81ST ST
11	202870	0570	04/09	\$399,950	\$377,000	1,530	8	2007	3	1,786	N	N	6716 DIVISION AVE NW
11	046100	0570	09/09	\$587,000	\$573,000	1,540	8	1930	4	4,000	N	N	7350 9TH AVE NW
11	046100	0545	02/08	\$619,000	\$528,000	1,550	8	1929	4	4,000	N	N	7342 9TH AVE NW
11	937630	0695	08/08	\$425,000	\$379,000	1,560	8	1985	3	2,500	N	N	8013 11TH AVE NW
11	292270	0542	12/08	\$365,000	\$328,000	1,610	8	2008	3	1,475	N	N	8327 8TH AVE NW
11	292270	0541	10/08	\$395,000	\$349,000	1,610	8	2008	3	1,477	N	N	8329 8TH AVE NW
11	046100	0165	05/08	\$700,000	\$610,000	1,630	8	1928	4	6,250	N	N	820 NW 73RD ST
11	164650	2620	08/08	\$750,000	\$665,000	1,630	8	2008	3	4,429	N	N	145 NW 76TH ST
11	305270	0340	07/08	\$467,500	\$401,000	1,670	8	2007	3	1,936	N	N	6749 ALONZO AVE NW
11	162330	0260	11/09	\$665,000	\$657,000	1,670	8	2006	3	3,000	N	N	511 NW 72ND ST
11	937630	1110	04/09	\$430,000	\$398,000	1,680	8	2008	3	2,096	N	N	8357 10TH AVE NW
11	774800	0020	01/09	\$520,000	\$479,000	1,680	8	1934	4	5,544	N	N	7523 MARY AVE NW
11	305270	0647	11/09	\$432,000	\$426,000	1,690	8	2005	3	2,276	N	N	6726 14TH AVE NW
11	291970	0255	08/09	\$500,000	\$484,000	1,720	8	2009	3	2,834	N	N	640 NW 84TH ST
11	287710	0196	05/08	\$780,000	\$680,000	1,800	8	1920	5	4,000	N	N	6524 PALATINE AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	3596	07/08	\$625,000	\$550,000	1,800	8	1929	5	4,500	N	N	6706 SYCAMORE AVE NW
11	162380	0575	05/08	\$700,000	\$608,000	1,830	8	1954	3	3,750	N	N	7070 8TH AVE NW
11	287710	4325	05/08	\$566,100	\$492,000	1,850	8	1909	4	3,750	Y	N	202 NW 70TH ST
11	287710	3346	08/09	\$690,000	\$670,000	1,870	8	1916	5	6,100	Y	N	162 NW 67TH ST
11	292270	0571	06/09	\$364,950	\$346,000	1,990	8	2008	3	2,269	N	N	8409 8TH AVE NW
11	937630	0935	05/09	\$524,000	\$497,000	2,230	8	2004	3	2,500	N	N	8317 11TH AVE NW
11	758970	0011	08/08	\$640,000	\$570,000	2,260	8	1987	3	6,700	N	N	1320 NW 80TH ST
11	287710	1330	04/08	\$769,000	\$667,000	2,540	8	1978	4	4,200	N	N	6557 3RD AVE NW
11	046100	1585	07/08	\$618,000	\$547,000	740	9	2008	3	5,000	N	N	7333 12TH AVE NW
11	305270	0451	05/08	\$475,000	\$401,000	1,470	9	2007	3	1,402	N	N	6708 ALONZO AVE NW
11	046100	2065	06/08	\$865,000	\$758,000	1,590	9	2007	3	5,000	N	N	7347 14TH AVE NW
11	164650	0645	09/09	\$675,000	\$659,000	1,770	9	2008	3	3,090	N	N	120 N 77TH ST
11	164650	0645	07/08	\$820,000	\$726,000	1,770	9	2008	3	3,090	N	N	120 N 77TH ST
11	305270	0450	03/08	\$675,000	\$562,000	2,190	9	2007	3	2,193	N	N	6710 ALONZO AVE NW
11	424040	0110	08/09	\$799,000	\$771,000	2,220	9	2006	3	4,054	N	N	1211 NW 77TH ST
11	751900	2590	07/09	\$750,000	\$722,000	2,390	9	2009	3	5,150	N	N	611 NW 76TH ST
11	288010	0159	05/09	\$792,000	\$751,000	2,550	9	2007	3	3,752	N	N	6707 7TH AVE NW
11	288010	0160	12/08	\$829,000	\$759,000	2,550	9	2007	3	3,752	N	N	6709 7TH AVE NW
11	046100	3135	08/09	\$709,000	\$685,000	2,590	9	2009	3	3,748	N	N	7045 ALONZO AVE NW
11	046100	3136	07/09	\$730,000	\$703,000	2,590	9	2009	3	3,748	N	N	7041 ALONZO AVE NW
11	291920	0495	09/09	\$675,000	\$658,000	2,650	9	2007	3	3,840	N	N	149 NW 82ND ST
11	046100	0620	10/09	\$742,000	\$729,000	2,670	9	2006	3	4,000	N	N	7353 9TH AVE NW
11	046100	4840	09/08	\$875,000	\$785,000	2,670	9	2007	3	4,500	N	N	7008 10TH AVE NW
11	530910	0140	04/09	\$717,500	\$676,000	3,030	9	2005	3	3,841	N	N	6709 9TH AVE NW
11	164650	2490	07/08	\$1,052,000	\$932,000	3,180	9	2007	3	6,180	N	N	128 NW 75TH ST
11	164650	0640	07/08	\$1,025,000	\$907,000	2,390	10	2008	3	3,090	N	N	122 N 77TH ST
11	287710	4230	08/08	\$1,195,000	\$1,062,000	2,420	10	2002	3	4,600	N	N	7015 1ST AVE NW
11	230140	0120	03/08	\$1,075,000	\$921,000	2,520	10	2007	3	5,000	N	N	7207 PALATINE AVE N
11	230140	0750	07/08	\$1,189,000	\$1,053,000	3,000	10	2007	3	5,000	Y	N	7018 1ST AVE NW

**Improved Sales Removed From This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012300	0235	03/08	\$760,000	MULTI-PARCEL SALE
2	012300	0240	03/08	\$760,000	MULTI-PARCEL SALE
2	017000	0110	10/09	\$536,000	NEW CONSTRUCTION DOLLARS>0
2	045200	1170	12/08	\$400,000	SHORT SALE
2	045200	1770	08/08	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	047500	0615	10/08	\$800,000	NO MARKET EXPOSURE
2	047500	0740	02/09	\$250,000	NO MARKET EXPOSURE
2	047500	0785	07/09	\$173,442	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	047500	1185	12/09	\$193,800	NO MARKET EXPOSURE
2	047500	1190	12/09	\$214,200	NO MARKET EXPOSURE
2	047500	1395	05/08	\$650,000	NO MARKET EXPOSURE
2	099900	0030	09/08	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	198220	0805	06/08	\$368,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	198220	0850	10/08	\$401,000	NEW CONSTRUCTION DOLLARS>0
2	198220	0880	02/08	\$655,000	NEW CONSTRUCTION DOLLARS>0
2	198220	1590	11/08	\$355,000	NO MARKET EXPOSURE
2	251600	0180	12/09	\$750,000	MULTI-PARCEL SALE
2	276760	0687	12/09	\$203,500	QUIT CLAIM DEED
2	276770	4575	06/09	\$60,073	QUIT CLAIM DEED
2	276800	0103	09/09	\$575,000	NEW CONSTRUCTION DOLLARS>0
2	276800	0420	03/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276810	0080	12/09	\$187,947	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276810	0100	12/08	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	276810	0205	04/09	\$320,000	FINANCIAL INSTITUTION RESALE
2	276820	0140	07/09	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276830	1165	07/09	\$408,000	PREVIOUS IMP VALUE<=\$25,000
2	276830	1214	05/08	\$590,000	SEGREGATION AND/OR MERGER
2	276830	1250	07/08	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276830	1545	12/08	\$325,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	276960	0530	12/08	\$425,000	SEGREGATION AND/OR MERGER
2	276960	0530	11/09	\$539,000	NEW CONSTRUCTION DOLLARS>0
2	276960	0531	12/08	\$425,000	SEGREGATION AND/OR MERGER
2	276960	1095	03/08	\$801,412	EXEMPT FROM EXCISE TAX
2	276960	1140	03/09	\$375,000	SHORT SALE
2	276960	1260	05/08	\$485,000	NEW CONSTRUCTION DOLLARS>0
2	276960	2785	05/09	\$335,000	PREVIOUS IMP VALUE<=\$25,000
2	276960	2880	04/08	\$600,000	NEW CONSTRUCTION DOLLARS>0
2	301930	0125	09/09	\$315,000	NO MARKET EXPOSURE
2	301930	0126	09/09	\$300,000	NEW CONSTRUCTION DOLLARS>0
2	301930	0127	02/09	\$300,000	NEW CONSTRUCTION DOLLARS>0
2	301930	0128	01/09	\$270,000	NEW CONSTRUCTION DOLLARS>0
2	301930	0129	04/09	\$269,950	NEW CONSTRUCTION DOLLARS>0

**Improved Sales Removed From This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	301930	0130	10/09	\$269,500	NEW CONSTRUCTION DOLLARS>0
2	301930	0131	04/09	\$285,000	SALE TO TENANT
2	441310	0190	02/09	\$332,250	NO MARKET EXPOSURE
2	860590	0055	11/09	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	930730	0090	02/08	\$201,500	QUIT CLAIM DEED
2	953010	0025	06/08	\$650,000	NO MARKET EXPOSURE
11	012503	9064	08/08	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	046100	0005	12/08	\$385,000	NEW CONSTRUCTION DOLLARS>0
11	046100	0460	05/08	\$655,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	046100	0855	11/09	\$473,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	046100	2860	10/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	046100	4015	09/09	\$440,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	046100	4435	06/09	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	046100	5110	10/08	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	164650	0060	10/09	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	164650	0730	07/09	\$201,666	RELATED PARTY, FRIEND, OR NEIGHBOR
11	164650	0800	12/08	\$395,000	SEGREGATION AND/OR MERGER
11	164650	0870	05/08	\$575,000	SEGREGATION AND/OR MERGER
11	164650	1395	12/09	\$389,000	NEW CONSTRUCTION DOLLARS>0
11	164650	1845	05/08	\$540,000	NEW CONSTRUCTION DOLLARS>0
11	164650	2265	10/08	\$260,000	NON-REPRESENTATIVE SALE
11	164650	2640	12/09	\$375,000	SEGREGATION AND/OR MERGER
11	164650	2705	04/08	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	200120	0080	07/08	\$424,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	202870	0020	10/09	\$204,825	RELATED PARTY, FRIEND, OR NEIGHBOR
11	202870	0195	04/09	\$52,816	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	202870	1086	08/08	\$222,252	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	287710	0725	12/09	\$505,000	QUIT CLAIM DEED
11	287710	1026	06/08	\$194,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	287710	1036	12/09	\$307,000	NON-REPRESENTATIVE SALE
11	287710	1360	10/09	\$490,000	NEW CONSTRUCTION DOLLARS>0
11	287710	1745	03/09	\$220,700	STATEMENT TO DOR
11	287710	2790	09/09	\$250,000	AUCTION SALE
11	287710	3785	03/08	\$679,000	NEW CONSTRUCTION DOLLARS>0
11	287710	4230	04/08	\$1,190,000	RELOCATION - SALE TO SERVICE
11	288010	0290	07/08	\$300,000	NON-REPRESENTATIVE SALE
11	288010	0290	06/08	\$260,000	NON-REPRESENTATIVE SALE
11	291920	0085	04/08	\$341,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	291920	0280	05/09	\$361,000	FINANCIAL INSTITUTION RESALE
11	291970	0260	07/08	\$412,500	SEGREGATION AND/OR MERGER
11	291970	1455	07/09	\$710,000	FINANCIAL INSTITUTION RESALE
11	291970	2145	06/09	\$332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	292270	0090	12/09	\$447,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	292270	2325	07/09	\$320,000	NON-REPRESENTATIVE SALE
11	292270	2430	09/08	\$582,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	292270	2880	09/08	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	305270	0512	09/09	\$5,000	MULTI-PARCEL SALE
11	305270	0513	09/09	\$5,000	MULTI-PARCEL SALE
11	305270	0725	09/09	\$459,000	SEGREGATION AND/OR MERGER
11	349130	0133	09/09	\$375,000	FINANCIAL INSTITUTION RESALE
11	349130	0163	07/09	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	349130	0250	02/08	\$167,974	STATEMENT TO DOR
11	417210	0005	06/09	\$446,950	NEW CONSTRUCTION DOLLARS>0
11	424040	0110	02/09	\$799,000	RELOCATION - SALE TO SERVICE
11	530910	0045	08/09	\$300,000	NO MARKET EXPOSURE
11	530910	0370	03/08	\$500,000	NO MARKET EXPOSURE
11	530910	0840	12/09	\$80,000	NON-REPRESENTATIVE SALE
11	544530	0050	04/09	\$507,500	NEW CONSTRUCTION DOLLARS>0
11	751900	0215	07/09	\$231,965	QUIT CLAIM DEED
11	751900	0920	10/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	751900	1500	08/08	\$477,700	NEW CONSTRUCTION DOLLARS>0
11	866840	0021	09/09	\$135,000	NO MARKET EXPOSURE
11	937630	0705	05/09	\$313,000	NON-REPRESENTATIVE SALE
11	937630	0990	11/09	\$362,500	BANKRUPTCY - RECEIVER OR TRUSTEE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of +2.6%. This increase is due partly to market changes over time and the previous assessment levels.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this physical inspection are included later in this report

Area 82 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92.1% in Area 82 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
All	506	92%	91%	93%
Bldg Grade	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
4	1	Insuff data		
5	1	Insuff data		
6	38	93%	90%	95%
7	257	92%	91%	94%
8	184	92%	91%	93%
9	21	91%	87%	95%
10	4	81%	66%	96%
Year Built or Year Renovated	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1900-1909	40	95%	92%	99%
1910-1919	64	94%	91%	96%
1920-1935	120	91%	89%	93%
1936-1949	63	93%	91%	95%
1950-1999	36	90%	86%	94%
2000-2009	183	92%	91%	93%
Condition	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Fair	8	97%	85%	109%
Average	301	92%	91%	93%
Good	159	92%	90%	93%
Very Good	38	93%	90%	96%

Area 82 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92.1% in Area 82 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Stories	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	166	93%	92%	95%
1.5	139	91%	90%	93%
2	50	91%	88%	94%
2.5	3	92%	67%	118%
3	148	92%	91%	93%
Above Grade Living Area	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
460-799	40	95%	92%	98%
800-999	102	94%	92%	96%
1000-1399	189	93%	91%	94%
1400-1999	145	91%	89%	92%
2000-3199	30	89%	85%	93%
View Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
No	480	92%	91%	93%
Yes	26	93%	90%	96%
Wft Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
No	506	92%	91%	93%
Yes	0	0%	0%	0%
Sub	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
2	204	93%	92%	94%
11	302	92%	91%	93%

Area 82 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92.1% in Area 82 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

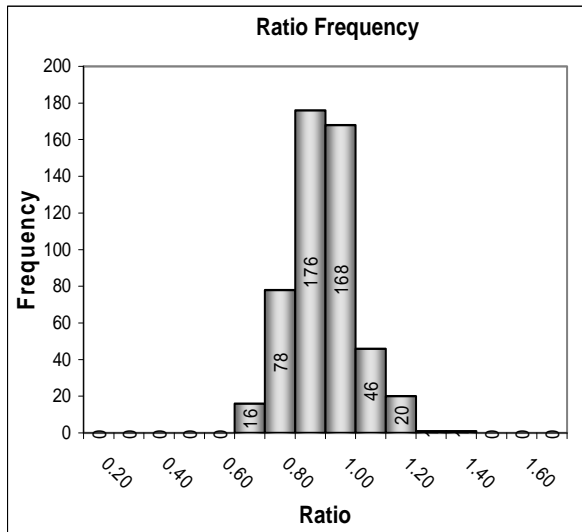
When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Lot Size	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
750-2199	148	92%	91%	94%
2200-3999	143	92%	90%	93%
4000-5999	198	92%	91%	94%
6000-7999	17	90%	84%	95%
Neighborhood 5 Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
No	478	92%	91%	93%
Yes	28	91%	87%	95%
More than 1 Living Unit Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
No	496	92%	91%	93%
Yes	10	94%	83%	105%
Traffic Noise Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
No	440	92%	91%	93%
Yes	66	92%	89%	94%
Townhome Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
No	356	92%	91%	93%
Yes	150	92%	91%	94%

Physical Inspection Ratio Study Report (Before)

2009 Assessment

District/Team: NW / Team-4	Appr. Date: 01/01/2009	Date of Report: 5/17/2010	Sales Dates: 01/2008 - 12/2009
Area East Ballard / Area 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	506		
Mean Assessed Value	368,900		
Mean Adj. Sales Price	416,100		
Standard Deviation AV	97,112		
Standard Deviation SP	114,317		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.896		
Median Ratio	0.891		
Weighted Mean Ratio	0.887		
UNIFORMITY			
Lowest ratio	0.615		
Highest ratio:	1.303		
Coefficient of Dispersion	9.18%		
Standard Deviation	0.106		
Coefficient of Variation	11.84%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.880		
Upper limit	0.904		
95% Confidence: Mean			
Lower limit	0.886		
Upper limit	0.905		
SAMPLE SIZE EVALUATION			
N (population size)	5783		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.106		
Recommended minimum:	18		
Actual sample size:	506		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	263		
# ratios above mean:	243		
z:	0.889		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 82

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Physical Inspection Ratio Study Report (After)

2010 Assessment

District/Team: NW / Team-4	Appr. Date: 01/01/2010	Date of Report: 5/20/2010	Sales Dates: 01/2008-12/2009										
Area East Ballard / Area 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES										
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>21</td></tr><tr><td>0.80-0.90</td><td>176</td></tr><tr><td>0.90-1.00</td><td>205</td></tr><tr><td>1.00-1.10</td><td>88</td></tr></tbody></table>		Ratio	Frequency	0.70-0.80	21	0.80-0.90	176	0.90-1.00	205	1.00-1.10	88
Ratio	Frequency												
0.70-0.80	21												
0.80-0.90	176												
0.90-1.00	205												
1.00-1.10	88												
Sample size (n)	506												
Mean Assessed Value	383,200												
Mean Adj. Sales Price	416,100												
Standard Deviation AV	94,219												
Standard Deviation SP	114,317												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.930												
Median Ratio	0.923												
Weighted Mean Ratio	0.921												
UNIFORMITY													
Lowest ratio	0.683												
Highest ratio:	1.261												
Coefficient of Dispersion	7.20%												
Standard Deviation	0.087												
Coefficient of Variation	9.30%												
Price Related Differential (PRD)	1.010												
RELIABILITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 82</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div> <div>Sales Prices are adjusted for time to the Assesment Date of 1/1/2010</div>											
95% Confidence: Median													
Lower limit	0.916												
Upper limit	0.929												
95% Confidence: Mean													
Lower limit	0.923												
Upper limit	0.938												
SAMPLE SIZE EVALUATION													
N (population size)	5783												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.087												
Recommended minimum:	12												
Actual sample size:	506												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	282												
# ratios above mean:	224												
z:	2.578												
Conclusion:	Non-normal												

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*

- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor